

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

City of Camden Zoning Board of Adjustment
October 6, 2025

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

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

ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

- - - -

Monday, October 6, 2025

- - - -

Transcript of proceedings of the Zoning
Board of Adjustment taken in City Council Chambers,
2nd floor City Hall, 520 Market Street, Camden, New
Jersey 08101, commencing at 5:40 p.m.

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

- DARNELL HANCE, CHAIRMAN
- KAREN MERRICKS
- YASBEL NUNEZ
- ALICIA RIVERA
- URSULA MOSS
- TAMEEKA MASON

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

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

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

I - N - D - E - X

CASES HEARD:	PAGE
1) APPROVAL OF MEETING MINUTES SEPTEMBER 2025	4
2) 901 to 901 S. 3rd Street (Deficient Notice; Not Heard)	7
3) 543 Mechanic Street (Deficient Notice; Not Heard)	7
4) 1165 Haddon Avenue (Deficient Notice; Not Heard)	7
NEW BUSINESS:	
5) MARY M. KIRK 600 N. 7th Street	7
6) ELEIRY MATIAS 1505 Kenwood Avenue	11
7) MICHAEL ABANYIE 2961 Yorkship Square	17
8) ARTHUR AVENUE DEVELOPMENT COMPANY, LLC 2810 Arthur Avenue	24, 44
9) ARTHUR AVENUE DEVELOPMENT COMPANY, LLC 2812 Arthur Avenue	24, 44

(CONTINUED ON PAGE 3)

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

I - N - D - E - X

CASES HEARD:	PAGE
10) HOPE COMMUNITY OUTREACH SERVICES 1299 Morton Street	26
11) TELCO GROUP, LLC 2730 Mitchell Street (Heard & Adjourned To November)	62
12) TELCO GROUP, LLC 2733 Saunders Street (Heard & Adjourned To November)	84
13) GAMAL HAMED 175-1754 Filmore Street	92
14) JOSEFINA HENRIQUEZ 442 Pfeiffer Street	102

1 CHAIRMAN HANCE: Good evening ladies and
2 gentlemen. Welcome to the City of Camden Zoning
3 Board of Adjustment. I will read the Sunshine Law:
4 In conformance with the Sunshine Law of New Jersey,
5 notice of this meeting was posted in the Municipal
6 Clerk's office on Wednesday, October 1, 2025.

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

9 CHAIRMAN HANCE: Here.

10 MR. EINGORN: Vice-Chairman Still.
11 Absent. Ms. Merricks.

12 MS. MERRICKS: Here.

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

15 MS. NUNEZ: Here.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Here.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Here.

20 MR. EINGORN: Ms. Mason.

21 MS. MASON: Here.

22 MR. EINGORN: The first matter of
23 business would be approval of the minutes for
24 September. Do we a motion to approve the
25 minutes?

1 CHAIRMAN HANCE: Motion.

2 MR. EINGORN: Second?

3 MS. RIVERA: Second.

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

5 Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Rivera.

12 MS. RIVERA: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: So moved.

18 So good evening everyone. Welcome to the
19 Zoning Board Adjustment. Just a reminder, if you
20 have a cell phone and I'm assuming you do, it's now
21 2025, please silence it. I don't know if the
22 microphone works. So when your cell phone goes off,
23 it interrupts and we have trouble hearing as it is.
24 So when you come forward, speak loudly so everybody
25 can hear you. And please silence your cell phones so

1 we can show everybody the respect that they deserve.

2 I'm going to read the list of cases on
3 the agenda. If you are here, please let us know and
4 I'll mark you present. The first matter,
5 Mary M. Kirk, 600 N. 7th Street.

6 MS. KIRK: Here.

7 MR. EINGORN: Good evening. Eleiry
8 Matias, 1505 Kenwood Avenue.

9 MR. MATIAS: Present.

10 MR. EINGORN: Good evening.

11 MICHAEL ABANYIE, 2961 Yorkship Square.

12 MR. ABANYIE: Here.

13 MR. EINGORN: Arthur Avenue Development
14 Company, LLC, 2810 Arthur Avenue and 2812 Arthur
15 Avenue.

16 MR. BRANHAM: Here.

17 MR. EINGORN: Hope Community Outreach
18 Services, 1299 Morton Street.

19 MR. IZZO: Here.

20 MR. EINGORN: Mr. Izzo, how are you?

21 Next is Telco Group, LLC which has two
22 matters, 2730 Mitchell Street and 2733 Saunders
23 Street

24 MR. IZZO: Here for both of them.

25 MR. EINGORN: Okay.

1 address for the record.

2 MS. KIRK: Mary M. Kirk, 600 -- my real
3 address?

4 MR. EINGORN: You can use your business
5 address. That's fine.

6 MS. KIRK: 600 N. 7th Street, Camden, New
7 Jersey.

8 MR. EINGORN; Great. Ms. Kirk is here
9 tonight. Her appeal for zoning states that the
10 property is located at 600 N. 7th Street, Camden, New
11 Jersey, Block 793, Lot 61. It's in the R-2 Zoning
12 District. There's one building on the lot. It's a
13 two-story brick building approximately 825 square
14 feet.

15 It's presently used as a barber shop on
16 the first floor and a 3-bedroom apartment on the
17 second floor. The applicant would like to continue
18 the use of the shop on the first floor and the
19 3-bedroom apartment on the second floor. The
20 applicant is requesting Section 68 relief for
21 non-conforming use; is that correct?

22 MS. KIRK: Yes.

23 MR. EINGORN: Okay. Tell us about how
24 long have you had the barber shop with the
25 apartments?

1 MS. KIRK: I think since 19 --

2 MS. MASON: A very long time.

3 MS. KIRK: Yeah, super long.

4 MR. EINGORN: We need to hear it from the
5 applicant so we can get into the record.

6 MS. KIRK: I would say I guess '78.

7 MR. EINGORN; Approximately 1978?

8 MS. KIRK: Yes.

9 MR. EINGORN: And since that time, has it
10 always been a barber shop with an apartment above it?

11 MS. KIRK: Yes.

12 MR. EINGORN; Same condition as when you
13 purchased it? I mean, same uses since when you
14 bought it?

15 MS. KIRK: Yes.

16 MR. EINGORN; It's never been anything
17 but a barber shop and an apartment, right, since
18 you've owned it?

19 MS. KIRK: Yes, as far as I know.

20 MR. EINGORN: Great.

21 The applicant has submitted what looks to
22 be a couple of hand-drawn floor plans with her
23 application. And it sounds to me like the Board has
24 some familiarity with this property. Ma'am, is there
25 anything you want to add to your application?

1 MS. KIRK: No.

2 MR. EINGORN: Any questions from the
3 Board?

4 CHAIRMAN HANCE: No.

5 MR. EINGORN: That looks like a 'no.'

6 We're going to open this matter to the
7 public. Is anybody here tonight that would like to
8 be heard regarding the application for non-conforming
9 use for 600 N. 7th Street? I don't see anybody from
10 the public that would like to be heard on this
11 matter. So we'll close the public portion.

12 The applicant is here tonight requesting
13 Section 68 relief for non-conforming use for a barber
14 shop and apartment that's been in the same condition
15 since 1978. The Board should do a quick discussion
16 and a motion.

17 CHAIRMAN HANCE: Yes. Everybody knows
18 Mary. The barber shop has been there forever and the
19 apartment upstairs. She was actually a neighborhood
20 barber. We all loved it.

21 MS. RIVERA: Second.

22 MR. EINGORN: It sounded like we had a
23 second. Do we have a motion to go with the second?

24 CHAIRMAN HANCE: Motion.

25 MS. RIVERA: Second.

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

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: 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: And Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: Having six in favor and
15 none opposed, the motion passes. Thank you,
16 Ms. Kirk. We appreciate your time.

17 MS. KIRK: Thank you.

18 MR. EINGORN: The next matter on the
19 agenda is Eleiry Matias, 1505 Kenwood Avenue.
20 Who will be speaking?

21 MR. DELGADO: My name is Mr. Juan
22 Delgado. She is Ms. Matias. I'm here in the
23 capacity --

24 MR. EINGORN: Wait one moment. Are you
25 going to translate?

1 MR. DELGADO: I'm going to be -- I'm the
2 construction advisor for her.

3 MR. EINGORN: Great. So this is what
4 we're going to do. We're going to swear you both in.
5 She's going to call you to testify.

6 MR. DELGADO: Correct.

7 MR. EINGORN: Great. Raise your right
8 hands, please.

9 - - -

10 ELEIRY MATIAS; JUAN DELGADO, having first
11 been duly sworn/affirmed, was examined and testified
12 as follows:

13 - - -

14 MR. EINGORN: Names and addresses for the
15 record.

16 MS. MATIAS: Eleiry Matias, 1505 Kenwood
17 Avenue.

18 MR. DELGADO: My name is Juan Delgado.
19 Again, I'm here in the capacity just as a
20 construction advisor for Ralf's Plumbing and Heating
21 located at 401 Kaighn Avenue.

22 MR. EINGORN: So the applicant is here
23 tonight. They have a grocery store and they're
24 seeking a Section 68 relief for a legal
25 non-conforming use. So let's ask about the grocery

1 store. We have a commercial lease. The lease is
2 dated -- it's a 10-year lease commencing December
3 1st, 2024. How long has this property been a grocery
4 store?

5 MS. MATIAS: Over 68 years.

6 MR. DELGADO: As a matter of fact, I
7 looked that up before I came over here. It was
8 transferred in 1957. That was a good year. I was
9 born in that year.

10 MR. EINGORN; I was not yet born for the
11 record. And there's some photographs attached to the
12 application. Quickly, I'm just going to ask about
13 the photographs. I'll hold them up one at a time.
14 Is the property with the awning?

15 MS. MATIAS: Yes.

16 MR. EINGORN: And this is how it
17 currently looks now?

18 MS. MATIS: Yes.

19 MR. EINGORN: With the second photo?

20 MS. MATIS: Yes.

21 MR. DELGADO: All of them. They were
22 recently taken.

23 MR. EINGORN: Did you take the photos,
24 sir?

25 MR. DELGADO: No, not myself. One of

1 Ralf's people.

2 MR. EINGORN: Okay. So someone from
3 Ralf's took the photographs?

4 MR. DELGADO: Yes.

5 MR. EINGORN: And they're part of Ralf's
6 records?

7 MR. DELGADO: That's correct.

8 MR. EINGORN: And is Ralf's going to do
9 some construction at the property, a little
10 spruce-up?

11 MR. DELGADO: If it's needed. As we
12 understand, there is no violation with the building
13 bureau nor the housing department. So if there is,
14 we'd be more than happy do what we got to do
15 according to any codes that apply.

16 MR. EINGORN: Anything else to add to the
17 application?

18 MR. DELGADO: Just for the record, that
19 they do have two meters. Okay. There's an apartment
20 upstairs and the grocery store so everyone as their
21 own meter. Nothing. I don't think there's anything
22 else I can add up.

23 MR. EINGORN: It seems pretty
24 self-explanatory. Does the Board have questions?

25 MS. RIVERA: How many rooms does your

1 apartment upstairs have?

2 MS. MATIAS: Two.

3 MS. RIVERA: So it has two bedrooms, a
4 kitchen, one bathroom?

5 MR. DELGADO: Can you repeat the
6 question?

7 MS. RIVERA: Does it have -- it's a
8 normal --

9 MS. MATIAS: It's a normal property.
10 A typical 2-bedroom apartment.

11 CHAIRMAN HANCE: So you have a separate
12 hot water heater, separate heater for upstairs?

13 MS. MATIAS: That's correct.

14 MR. EINGORN: Any other questions?

15 MS. RIVERA: How about the parking?

16 MR. DELGADO: Did you look --

17 MS. RIVERA: Off-street parking?

18 MS. MATIAS: Yes, I have plenty
19 on-the-street parking.

20 MR. DELGADO: If you look at the
21 pictures, the pictures can show you that they got
22 plenty of parking, off-the-street parking.

23 MR. EINGORN: On-street?

24 MR. DELGADO: On the street, yes.

25 MR. EINGORN: Anybody in the public

1 tonight that's here to weigh in on the application,
2 1505 Kenwood seeking non-conforming use for a grocery
3 store? Seeing and hearing one, we'll close the
4 public portion.

5 The applicant has a grocery store; is
6 looking for non-conforming use. It says it has been
7 a grocery store for 68 years. The Board, it's time
8 to ask any last questions; do a quick discussion;
9 make a motion.

10 MS. RIVERA: Is it a grocery store now?

11 MR. DELGADO: Yes.

12 MS. MASON: It has always been there
13 since I've been young. It's right there up the
14 street from Camden High.

15 MS. MATIAS: Yes, it's a grocery store.

16 MS. NUNEZ: What is the reason she's here
17 tonight?

18 MR. DELGADO: The reason why she's here
19 is because it was a change of ownership. That's the
20 reason.

21 MS. MATIAS: Thank you.

22 MR. EINGORN: I have been there today.
23 And it's just like the pictures, nice and clean. It
24 has been there for 68 years. What more can I say?

25 MS. MOSS: It looks clean. It looks

1 nice.

2 MR. EINGORN: A motion?

3 MS. MASON: I make a motion to pass.

4 CHAIRMAN HANCE: Second.

5 MR. EINGORN: We have a motion and a
6 second. We'll take a roll-call vote. Chairman
7 Hance.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: 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: Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: Having six in favor and
20 none opposed, the motion passes. Thanks guys.

21 MR. DELGADO: We thank the Board.

22 MR. EINGORN: Have a nice night.

23 The next matter is Michael Abanyie, 2961
24 Yorkship Square. Good evening, sir. Would you raise
25 your right hand, please.

— — —

— — —

MR. ABANYIE: Michael Abanyie, 2961
 uare.

MR. ABANYIE: So there's a doctor's
the bottom half of the building,
who has been there for over 25 years. He
top portion to us for a photography
used to be a dance studio. So now we're
ere's like two levels of the first floor.
photography studio and then we store
nd clothes at the top.

1 MR. EINGORN: What kind of traffic do you
2 anticipate?

3 MR. ABANYIE: So normally on a given day
4 since we've been there, a family of let's say about
5 ten maybe taking up two or three cars give or take.
6 They all just come in and they're usually there for
7 no more than an hour.

8 MR. EINGORN: Were you ever there when it
9 was a dance studio?

10 MR. ABANYIE: No.

11 MR. EINGORN: So you can't testify to the
12 traffic for the dance studio vis-a-vie the traffic
13 for the photography studio?

14 MR. ANBANYIE: No.

15 MR. EINGORN: Did you take these
16 photographs?

17 MR. ABANYIE: I did.

18 MR. EINGORN: Great. Can you, for the
19 Board, just show us which building is the you're
20 proposing?

21 MR. ABANYIE: Our building, the entrance
22 is on American Road. So that section is right here.
23 There's an entrance right here that goes up to the
24 top floor, upstairs and studio area. Then there's --
25 pretty much, my clients usually have to park on this

1 street or the off-street which is -- well, if you go
2 further down, this is the side street. So there's
3 plenty of parking there.

4 There's usually maybe like the most I've
5 ever had since being there, like maybe three or four
6 cars that could fit there depending if it's a family
7 street or not. This is the other side. So the
8 doctor's office is here. This road is where the
9 studio is. So there's plenty of parking in that
10 square. This is the view from further back. And
11 this is the front side of the building.

12 MR. EINGORN: Thank you. And I'm showing
13 you a commercial lease agreement. Is this the lease
14 you have with the owner of the property?

15 MR. ABANYIE: Yes.

16 MR. EINGORN: And you're already open for
17 business?

18 MR. ABANYIE: Yes.

19 MR. EINGORN: How long have you been
20 operating?

21 MR. ABANYIE: We've been in the building
22 for about five years.

23 MR. EINGORN: And in that time, have you
24 ever had any issues about parking or any complaints
25 of any kind?

1 MR. ABANYIE: So we had somebody that was
2 renting space right across from our building. And
3 they said that somebody parked in their grass somehow
4 which wasn't anybody from anything that we've had in
5 the studio. So he complained to the township is what
6 started this whole process.

7 MR. EINGORN: Got it. Okay. Any other
8 questions?

9 CHAIRMAN HANCE: What time are you open
10 and what days are you there?

11 MR. ABANYIE: So our times are three
12 until -- I don't have the schedule on me of the
13 photography studio. So every once in a while, my
14 wife is there. Every once in a while we're there a
15 little later but it's only one car. But for the most
16 part, it's pretty much three to about 10:00 p.m.

17 CHAIRMAN HANCE: Every day?

18 MR. ABANYIE: Every day. Saturdays is a
19 little bit earlier. We usually open anywhere from
20 eight and usually end around five o'clock on
21 Saturdays.

22 MS. RIVERA: Are you a local
23 photographer?

24 MR. ABANYIE: I am.

25 MS. RIVERA: Good luck.

1 CHAIRMAN HANCE: And you've been there
2 five years?

3 MR. ABANYIE: Yes.

4 MS. MOSS: And you took these pictures?

5 MR. ABANYIE: I did.

6 MS. MOSS: They're absolutely beautiful.
7 They look like a post card.

8 MR. ABANYIE: Thank you. We do pretty
9 much everything, weddings, pictures of their homes
10 and stuff like that. We do it all.

11 MR. EINGORN: Any other questions? None.
12 Open to the public?

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Anybody here tonight that
15 would like to be heard on the application regarding
16 2961 Yorkship Square? Hearing none and seeing none,
17 we'll close the public portion.

18 The applicant is here tonight seeking a
19 use variance for two principal uses on the same lot
20 which would be the doctor's office and the
21 photography studio. And then a bulk variance for
22 off-street-parking. The applicant has provided
23 photographs, a lease and discussed the operations.
24 The Board should do a discussion of the Positive and
25 Negative Criteria unless there's any other questions

1 and make a motion.

2 CHAIRMAN HANCE: So if everyone knows the
3 Square, it's a bunch of new stores. Constant in and
4 out.

5 MS. MOSS: Yes.

6 CHAIRMAN HANCE: I was just there on
7 American Street. Got lots of family there. I didn't
8 even know notice it, the photography place to be
9 honest. I saw the doctor's office.

10 MR. ABANYIE: It's by appointment only.

11 CHAIRMAN HANCE: There's was plenty of
12 parking. That was on a Sunday.

13 MS. MASON: I'm familiar with the
14 location with the dance school being there as well.
15 It's a pretty well-known dance school in the City of
16 Camden so it's a lot of traffic there. So as far as
17 parking, they made it work and that was some years
18 ago.

19 MR. EINGORN: Anything else? Anyone want
20 to propose a motion?

21 CHAIRMAN HANCE: I make a motion.

22 MS. MASON: I second.

23 MR. EINGORN: A motion to what? Two uses
24 on the same lot and parking?

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Motion to pass?

2 CHAIRMAN HANCE: Yes.

3 MS. MASON: I second.

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

5 Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Rivera.

12 MS. RIVERA: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Having six in favor and

18 none opposed, the motion passes. Congratulations.

19 MR. ABANYIE: Thank you so much.

20 MR. EINGORN: The next matter is Arthur
21 Avenue Development Company, LLC, 2810 Arthur Avenue.
22 Good evening, sir, would you raise your right hand,
23 please.

24 - - -

25 ALEXANDER BAFFOE-EONNIE, having first

1 been duly sworn/affirmed, was examined and testified
2 as follows:

3 - - -

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

6 MR. BAFFOE-EONNIE: My name is Alexander
7 Baffoe-Eonnie, 45 Geraldine Road, East Windsor, New
8 Jersey 08520.

9 MR. EINGORN: Sir, are you part of the
10 company?

11 MR. BAFFOE-EONNIE: I am the architect
12 representing the company.

13 MR. EINGORN: Are you an attorney?

14 MR. BAFFOE-EONNIE: No. I am the
15 architect.

16 MR. EINGORN: Is anybody here tonight
17 from the applicant?

18 MR. BAFFOE-EONNIE: I'm pretty sure they
19 are on their way.

20 MR. EINGORN: We need somebody from the
21 applicant at the very least before we can hear this
22 application. So we're going to hold you off and
23 bring you back up when they arrive. Okay?

24 MR. BAFFOE-EONNIE: I appreciate that.

25 MR. EINGORN: You let us know when

1 they're here.

2 MR. BAFFOE-EONNIE: Thank you very much.

3 MR. EINGORN: Is counsel coming? I spoke
4 to counsel.

5 MR. BAFFOE-EONNIE: Yes.

6 MR. EINGORN: Very good. Sorry about
7 that. Okay. Hope Community Outreach Services, 1299
8 Morton Street. Mr. Izzo, how are you?

9 MR. IZZO: Very good.

10 MR. EINGORN: Would you raise your right
11 hand, please.

12 - - -

13 PASTOR ODESSA EDMOND, having first been
14 duly affirmed, was examined and testified as follows:

15

16 - - -

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

19 MS. EDMOND: My name is Pastor Odessa
20 Edmond. My mailing address is 6 Hudson Court,
21 Somerdale, New Jersey 08083.

22 MR. IZZO: Pastor Edmond, you're here for
23 Hope Community Outreach Services. Is that your
24 organization?

25 MS. EDMOND: Yes. I'm here for a

1 nonprofit organization, Hope Community Outreach
2 Services at 1299 Morton Street in the Whitman Park
3 area.

4 MR. IZZO: Do you describe yourself as a
5 pastor. Is Hope community a religious
6 organization?

7 MS. EDMOND: Yes. It's a nonprofit.

8 MR. IZZO: What kind of work do you
9 do?

10 MS. EDMOND: Before the Pandemic, we was
11 doing girl scouts, boy scouts, food pantry, Clothes
12 Closet, family counseling, summer camp, after-school
13 program, daycare services, computer training, the
14 Internet, employment training and community worker's
15 employment training. And also, community gardening.
16 This was before the Pandemic.

17 MR. IZZO: When did you start doing all
18 of those or some of those activities in the City?

19 MS. EDMOND: Our 501(c)(3) started in
20 2016.

21 MR. IZZO: A ten-year period. And you
22 have the property at 1297 and 1299 Morton Street; is
23 that correct?

24 MS. EDMOND: Yes. We consolidated that
25 property into one, 1299 Morton Street.

1 Consolidation.

2 MR. IZZO: So you supplied the nice
3 colored photo of the elevation, the front with a car
4 parked in front. The building has an awning and it
5 says, Hope Community. This is your building with the
6 five windows across the front, right?

7 MS. EDMOND: All of that.

8 MR. IZZO: That comprises both 1297 and
9 1299, right?

10 MS. EDMOND: 1297 is on other side. It's
11 like 1299 and then 1297. But since they're
12 connected, we have an entrance where we can go from
13 side to the other and it's consolidated as one
14 building, 1299 Morton Street.

15 MR. EINGORN: So the one with the five
16 windows and then the one next to it here, they're one
17 building?

18 MS. EDMOND: All of that is 1299 Morton
19 Street. The building next door 1297, is 1297 is
20 another building. I have a picture of that as well.

21 MR. EINGORN: My question is, both of the
22 buildings in this photograph are your property,
23 correct?

24 MS. EDMOND: Yes.

25 MR. EINGORN: Okay. Thank you.

1 MS. EDMOND: Yes. It's around the
2 corner.

3 MR. IZZO: How do your activities impact
4 the people that live on that street?

5 MS. EDMOND: Well, the people that live
6 there, they have no problems. They say the people
7 that are living on the inside, they're good people.
8 And they also help out with the food pantry; deliver
9 food and passing out food. And also, they may help
10 make repairs. And we don't have no problems with the
11 community because I guess everybody knows everybody.
12 And there by me being a pastor, I get a lot of
13 respect from the people in the community especially
14 when you give free clothing and food as well. So
15 they respect us.

16 MR. IZZO: So sometimes the food pantry
17 will attract people hanging around or put litter down
18 and I don't see that around your property. Why not?

19 MS. EDMOND: They come and clean. I have
20 to admit, do have people who still and come and sit
21 on the steps. But you know what, I don't run them
22 away because there's God people. What I do is, I go
23 out there and I have prayer with them. So if they
24 don't want prayer, they won't come. So that's my
25 remedy. Talk nice to them cause they're people as

1 well.

2 MR. IZZO: And how was the building
3 supervised? You got occupants in there. How is it
4 managed?

5 MS. EDMOND: I have one individual that
6 I have close contact with that would call me if
7 something goes wrong. We have the fire connection
8 and all that in place and everything.

9 MR. IZZO; How often are you able to go
10 there yourself?

11 MS. EDMOND: I go there -- we have
12 services and prayer meetings two times a week. We
13 have revival sometimes five days a week. And we have
14 food pantry. We give out food when the truck comes.
15 But if they're in an emergency, people can call and
16 make an appointment. They could come by and pick up.
17 And, of course, I'm there for giving out clothing and
18 also food. No set time. But the moment we put the
19 sign up saying free food, people that pass by going
20 either direction, they'll stop in and get free food.

21 MR. IZZO: How is your accommodation for
22 and you described as formally, homeless people, how
23 is that different from a landlord who rents out rooms
24 and earns money on that?

25 MS. EDMOND: Well, for one thing, we're

1 not only just renting rooms out, but we help people
2 to get into drug programs. We encourage them. We
3 help them to make doctor appointments. We also take
4 them to places that they need to go, grocery
5 shopping, laundry. And we're just like a supportive
6 ministry more or less than just renting. We try to
7 not to raise the rent too high. The most we get from
8 an individual is like maybe \$500 to \$525 a month.
9 And that includes everything,

10 MR. IZZO: What kind of safety and health
11 inspections is your property required to adhere to?

12 MS. EDMOND: Well, we spray for roaches
13 and kill the mice. We just keep the building up.
14 And it has already been approved for the safety when
15 we added the room on the end. That was an addition
16 that we added which was in 2019 which was approved by
17 the City of Camden.

18 MR. IZZO: You disclosed to the
19 authorities in this building, Camden City
20 authorities --

21 MS. EDMOND: Yes.

22 MR. IZZO: -- that you had occupants in
23 these rooms?

24 MS. EDMOND: Yes. Now I am. Because
25 previously we were thinking that by us having a

1 501(c)(3), that took care of the people that were
2 living in the room. But I apologized
3 to the Zoning Board. And now that I know and I'm
4 willing to abide by the laws for the City of Camden.

5 MR. IZZO: And you know that the State of
6 New Jersey has to --

7 MS. EDMOND: Yes. And also apply. I had
8 the application. I applied with the state. I put
9 the application in.

10 MR. IZZO: Community affairs.

11 MS. EDMOND: Yes. I had already given
12 them the downpayment. But they're waiting on me to
13 get a fire inspection. But I can't get the fire
14 inspection until I'm approved by the Zoning Board.
15 Afterwards if the Lord bless, I'll do that.

16 MR. IZZO: So even if the Zoning Board
17 approves you, you still have hurtles to cross?

18 MS. EDMOND: Yes, I do.

19 MR. IZZO: It's Community Affairs and the
20 Code Inspection officers in the City?

21 MS. EDMOND: Right, whatever comes next.
22 So I have to get this done first.

23 MR. IZZO: What else did you want to tell
24 the Board tonight?

25 MS. EDMOND: Well, I have a letter from

1 the tenants. They say, please, please, allow Pastor
2 Odessa to continue to rent to us. We have no other
3 place to go. It is getting cold outside and I don't
4 want to be homeless. And I have eight names written
5 here.

6 MR. IZZO: Can you read the names,
7 please?

8 MS. EDMOND: The names are: Mr. Robert
9 Gray; Erica Cutland; Carolyn Cutland; William Davis;
10 Leonard Fussel; Taheria Cutland; Samuel Jackson; and
11 Clifton Ingram.

12 MR. IZZO: You recognize these as people
13 who have taken your services?

14 MS. EDMOND: Yes. Appreciative, yes, for
15 having a place to stay. And I also have another,
16 some more information to submit to you. There is a
17 clear demand for affordable housing solution with low
18 income communities especially in Whitman Park. A
19 rooming house can provide necessary accommodation for
20 individuals and families who may not have a
21 traditional rental option.

22 The impact is, operating a rooming house
23 would help address the shortage of affordable
24 housing. It would enable residents to have a safe
25 and stable living arrangement while fostering a sense

1 of community while strengthening their faith in our
2 prayer meeting. Volunteers, their service in the
3 food pantry and free clothes ministry. We also
4 support with drug programs and doctor appointments.

5 Currently, we have a total of eight
6 tenants and there are many homeless individuals that
7 spend the night sleeping on our porch and handicap
8 ramp daily. Given the significant need of affordable
9 housing in our area. Approving the operation of a
10 rooming house would be a beneficial step for both the
11 resident and the boarders' community. Thank you in
12 advance for your careful consideration and approving
13 a rooming house for the community center. Sincerely,
14 Pastor Odessa Edmond.

15 MR. IZZO: The Board also has an
16 opportunity to ask you questions and you can address
17 those.

18 CHAIRMAN HANCE: Pastor Odessa has been
19 known throughout Whitman Park and Parkside and
20 actually South Camden, Waterfront South. When I used
21 to work for Camden County OEO, she always donated
22 food to OEO, to our tenants and clothing and also
23 prayer. She's well-known throughout Camden. I have
24 been past the place and it's clean. I didn't see
25 anyone hanging out. It's needed. It's needed in

1 that part of Whitman Park.

2 MS. MOSS: Do you currently take in whole
3 families?

4 MS. EDMOND: We only take one person to a
5 room.

6 MS. MOSS: No children?

7 MS. EDMOND: Unless it's like a mother
8 and a child, maybe a smaller child. But we haven't
9 had any small kids. Just adults.

10 CHAIRMAN HANCE: So at this time you have
11 four men and five women?

12 MS. EDMOND: We have five men and three
13 females. They're on opposite sides of the building.

14 MS. MERRICKS: So if they're homeless,
15 you help them get services? So they're homeless at
16 the beginning. Do you help them get services?

17 MS. EDMOND: Yes.

18 MS. MERRICKS: I'm familiar with you. I
19 know all the things you do in Camden. I'm just
20 trying to get a picture of the rooming houses for the
21 homeless people. So you get them services so then
22 they're allowed to pay rent. Because if they're
23 homeless, maybe they don't have a job.

24 MS. EDMOND: The people that we had
25 previously, everybody that came there, you know, and

1 presently as well, they're either on Social Security
2 or SSI. They have their own income. But if they
3 need our support and services, we would help them.

4 MS. MERRICKS: Okay.

5 MS. EDMOND: I myself am a social worker
6 for 40 years. I worked at the welfare office so I
7 guess it's in me to help people.

8 MS. MERRICKS: I'm familiar with the
9 things you do in Camden which is really awesome.

10 MR. EINGORN: As the Board -- since we
11 have new members, so the members might not know, but
12 the Ordinance provides that rooming houses are
13 specifically prohibited throughout City of Camden.
14 And that's why the applicant requires a use variance
15 in order to operate the rooms. The church portion of
16 it would be an inherently beneficial use under the
17 applicable case law. And so that would satisfy the
18 Positive Criteria of the use variance standard.

19 The Board has seen multiple requests for
20 rooming houses in the past. Obviously, we can weigh
21 them all on their own merits. And I would encourage
22 the Board to do that, is to weigh the merits. A use
23 variance standard is, and everybody knows the
24 standard, but is a higher standard of proof than a
25 bulk variance. And would require obviously a site

1 suitability determination. Is this site suitable for
2 a church, a food pantry, and a rooming house? It
3 sounds like people are familiar with the area
4 and the building itself so that it's helpful in
5 making that discussion.

6 Before we open to the public, does the
7 Board have any additional questions for the
8 applicant?

9 MS. RIVERA: How many bathrooms do you
10 have?

11 MS. EDMOND: We have one bathroom on the
12 ladies' side. Full bathrooms. For the church we
13 have a separate men's and women's bathroom. And on
14 the men's side we have a full bathroom on the men's
15 side. So it's a total of four bathrooms. Two full
16 and two for the public.

17 CHAIRMAN HANCE: How long have you been
18 in Whitman Park?

19 MS. EDMOND: Since 2016.

20 MR. EINGORN: Any questions?

21 MS. MOSS; What was the other area used
22 for prior to you wanting to transform into a --

23 MS. EDMOND: I beg your pardon?

24 MS. MOSS: What were the rooms used?

25 MS. EDMOND: Oh, the rooms are used for

1 the daycare center and the community summer camp.
2 That's what it's used for. We use both buildings for
3 that purpose. We had over 50 kids that came in the
4 summer time at the school. And then we also was --
5 we worked with the Camden County Board of Social
6 Services where the parents had to put in 35 hours to
7 get their welfare grant so we allowed the parents
8 to come to put in their hours and also they brought
9 their kids for the community center for their summer
10 camp activities.

11 MR. EINGORN: Any other questions? We
12 will open to the public. Anybody here tonight that
13 would like to be heard regarding the application for
14 the property at 1297 to 1299 Morton Street for a use
15 variance for church, food pantry and rooming house?
16 Hearing none and seeing none, we'll close the public
17 portion.

18 MR. EINGORN: Did the applicant request a
19 site plan waiver?

20 MR. IZZO: We are, yes.

21 MR. EINGORN: So the zoning permit denial
22 letter flagged three items, a use variance; a site
23 plan approval may be needed which the applicant says
24 they're requesting a waiver; and Deed of
25 Consolidation which has been provided.

1 So the Board tonight is tasked with
2 making a determination on the requested use variance
3 and site plan waiver. And so I would suggest the
4 Board do a discussion of the Positive and Negative
5 Criteria. Let's ask one quick question.

6 There are no proposed changes to the
7 exterior of the property, correct?

8 MS. EDMOND: No.

9 MR. EINGORN: No lighting changes,
10 landscaping changes?

11 MS. EDMOND: No.

12 MR. EINGORN: So that would address the
13 site plan waiver portion of it, right, no changes to
14 the exterior of the property.

15 MR. EINGORN: But the Board should still
16 do a discussion of the Positive and Negative Criteria
17 and make a determination regarding the request for
18 use variance for a church food pantry and rooming
19 house.

20 MR. IZZO: Again, we are here on a
21 preliminary step. And Pastor Edmond would still have
22 to convince the State of New Jersey Department of
23 Community Affairs, that it's safe to operate a
24 rooming house that way she proposes. She can't even
25 make that application without the Zoning Board's

1 approval.

2 MS. EDMOND: Yes they were saying that
3 all I needed to do was to get a fire inspection.
4 I submitted all the other paperwork that they needed.
5 But I can't get the fire inspection until I meet with
6 you all and get an approval.

7 CHAIRMAN HANCE: To me it's positive for
8 the area, if you know the area. And especially
9 helping the homeless to get back on their feet.
10 She's been giving back for a long time. She has the
11 experience. I've been to the neighborhood not once,
12 not twice, but many times. And everything seems to
13 be on the up-and-up, clean. And the people that work
14 there volunteer down at the kitchen. So it's a
15 win-a-win for educating them and giving them a little
16 bit of life back that they need. They're homeless
17 for a reason. And the church. The church is also a
18 blessing --

19 MS. RIVERA: Yes, it is.

20 CHAIRMAN HANCE: With prayer.

21 MS. MASON: Yes, I agree with Chair.
22 It's sort of like a hub. It sounds like just the
23 resources. Because a lot times if you're in one
24 bucket and there's another need somewhere else. So
25 being able to have that hope, that sense of hope with

1 a place to stay with also the availability of food
2 because we know that this is food desert; we know
3 that there's a housing crisis. So to be able to work
4 with the City and being able to provide that, I think
5 is a positive thing as well.

6 MS. EDMOND: Thank you.

7 MS. MOSS: I also agree. I know the
8 neighborhood. I know the need. Homelessness is
9 very rampant. There's definitely a need for shelter
10 for people.

11 CHAIRMAN HANCE: I'll just say that
12 I don't see any relief in sight. I try not to watch
13 the news. Cause every time you watch the news, it's
14 something always negative. It's never too much
15 positive. And they're taking welfare; they're taking
16 Section 8; they're taking so many different things to
17 help the people. For someone who is going to stand
18 up and help the people.

19 MS. MOSS: Right.

20 MS. MASON: I think overall, she's
21 making -- conforming the property into the needs of
22 the community. You mentioned that it was used for,
23 one, for the camp in one instance. That was the need
24 of the community. Right now the need of the
25 community is for homelessness though. I mean, I

1 don't know if there's anything else that anybody else
2 wants to say. But I would make a motion to pass it.

3 CHAIRMAN HANCE: Use variance and site
4 plan.

5 MS. MASON: So for the site plan, there's
6 no changes. It's still --

7 MR. EINGORN: Right. So they're
8 requesting a waiver.

9 MS. MASON: A waiver, yeah.

10 MR. EINGORN: So the motion is, use
11 variance and site plan waiver?

12 MS. MASON: Yes.

13 MR. EINGORN: Do we have a second?

14 MS. NUNEZ: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: 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: Ms. Mason.

2 MS. MASON: Yes.

3 MR. EINGORN: Having six in favor and
4 none opposed, the motion carries.

5 MS. EDMOND: Thank you.

6 MR. IZZO: Thank you.

7 MR. EINGORN: The next matter is -- did
8 counsel arrive for Arthur Avenue?

9 MR. YOUSAF: Yes.

10 MR. EINGORN: Great. Let's go back on
11 for that.

12 MR. YOUSAF: I want to apologize first
13 for being late. I was coming from Patterson. Just
14 leaving that City alone took me 20 minutes. I guess
15 that part of New Jersey is a lot more congested than
16 this part.

17 Good evening members of the Board. My
18 name is Saeed Yousaf. And I represent the applicant,
19 Arthur Avenue Development Company, LLC which owns the
20 two properties located on 2810 and 2812 Arthur Avenue
21 in the City of Camden. These properties are subject
22 to the hearing today.

23 Our application seeks c(1) bulk variance
24 relief under N.J.S.A. 40:55D-70 Subsection c(1) to
25 allow construction of two single-family dwellings,

1 one of each lot in the R-2 Residential District.
2 Single-family homes are permitted in this zone;
3 however, both lots are only 20 feet wide which is
4 narrower in the bulk standards for side yard and
5 aggregate side yard width. And there is no space for
6 off-street parking.

7 The Zoning Officer denied the zoning
8 permit on those dimensional grounds which brings us
9 here tonight. Specifically, we are requesting
10 variance relief for minimum lot width, minimum side
11 yard and aggregate side yard width and off-street
12 parking. There are no variances required for height,
13 lot coverage or use. With that, I would like to
14 turn it over to Mr. Alex Baffeo-Eonnie who is
15 appearing on behalf of Ms. Alyce Johnson who is the
16 project's architectural consultant.

17 I believe you should have some exhibits
18 with you, the zoning permit denial letter, completed
19 zoning application, appeal application, the
20 architectural plans which are also present here, the
21 Certificate of Formation, as well as the Affidavit of
22 Service and Publication.

23 MR. YOUSAF: Mr. Baffoe-Eonnie, would you
24 please state your name and tell us who you are and
25 tell us a little bit about the project.

1 MR. BAFFOE-EONNIE: My name is Alex
2 Baffoe-Eonnie. I am the architect on the project
3 represented by IJB. I am the project -- I think I
4 gave you my information already. Do I need to do
5 that again?

6 THE REPORTER: No.

7 MR. BAFFOE-EONNIE: The project is a
8 simple four-bedroom duplex; 2000 square feet;
9 habitable and conditioned space. And based on
10 everything that you are looking at, we think the
11 permits that we need are within the required usable
12 area. The only thing we need to do has to do with
13 off-street parking and the side setbacks.

14 MR. EINGORN: You said duplex. But it's
15 not really a duplex, right, it's two separate
16 homes --

17 MR. BAFFOE-EONNIE: Right.

18 MR. EINGORN: -- that share a party wall,
19 correct?

20 MR. BAFFOE-EONNIE: Right. So what's
21 happening is, we just did the detailed one and the
22 other small one is the detail on a smaller scale.

23 MR. EINGORN: So each separate house is
24 two bedrooms?

25 MR. BAFFOE-EONNIE: Four bedrooms.

1 MR. EINGORN: Each house is four
2 bedrooms?

3 MR. BAFFOE-EONNIE: Yes. They mirror
4 each other.

5 MR. EINGORN: Four bedrooms. How many
6 bathrooms?

7 MR. BAFFOE-EONNIE: Three.

8 MR. EINGORN: Three.

9 MR. BAFFOE-EONNIE: Yes. Bedrooms, one
10 on the ground floor and three on the upper levels.

11 MR. EINGORN: And each property will only
12 have one kitchen, right?

13 MR. BAFFOE-EONNIE: Yes.

14 MR. EINGORN: And you said that the
15 houses will mirror each other; is that correct.

16 MR. BAFFOE-EONNIE: Yes.

17 MR. EINGORN: Is there anything currently
18 there or are these lots vacant?

19 MR. BAFFOE-EONNIE: Vacant.

20 MR. YOUSAF: These are empty right now.
21 If you Google them, they are just sitting there as
22 just grass. Nothing there.

23 MR. EINGORN: Is there any parking
24 proposed?

25 MR. BAFFOE-EONNIE: Each unit has one

1 garage. I think we need two per unit so there's the
2 need for some off-street parking in our area.

3 MR. EINGORN: So the Ordinance 872-230.F
4 does require two parking spaces per dwelling unit.
5 So they would be short one space but it is nice to
6 see houses with garages being proposed.

7 MR. BAFFOE-EONNIE: Yes.

8 MR. EINGORN: It's pretty straight
9 forward. Does the Board have any questions?

10 CHAIRMAN HANCE: I'm curious, why four
11 bedrooms?

12 MR. BAFFOE-EONNIE: Well, I think it's
13 probably based on the end-user requirements. It
14 looks like based on the research that we did, four
15 bedrooms was the ideal request.

16 CHAIRMAN HANCE: I'm just going by the
17 limited space so...

18 MR. YOUSAF: With four bedrooms you can
19 have a office space especially considering that a lot
20 of stuff is virtual now. I think it's nice to have a
21 spare bedroom.

22 MR. BAFFOE-EONNIE: Also, we were also
23 thinking about having an office space on the ground
24 floor. But we always want to look at it as it being
25 able to be a bedroom but potentially it could be an

1 office space on the bottom level.

2 CHAIRMAN HANCE: Now, are these for sale
3 or are you going to be living in them or rent?

4 MR. BAFFOE-EONNIE: I think they are
5 going to be rented out. For sale?

6 MR. YOUSAF: I have Mr. Ibrahim. He's
7 one of the officers of Arthur Avenue Development.
8 If he wants to come up and testify and share some
9 points.

10 MR. EINGORN: Would you raise your right
11 hand, please.

12 - - -

13 IBRAHIM BRANHAM, having first been duly
14 sworn/affirmed, was examined and testified as
15 follows:

16 - - -

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

19 MR. BRANHAM: Ibrahim Branham. My
20 business address is 227 Market Street, Camden, New
21 Jersey 08101. And I'm happy to share any answer to
22 the questions that you have for you. I am a partner
23 in the development company which is actually
24 developing the project. The question was whether or
25 not it's for rent or sale. And I mentioned that it

1 was for sale. And I'd be happy to share or answer
2 any questions that you have at this time.

3 MR. EINGORN: The question earlier was,
4 why four-bedroom units? Is there a reason why the
5 applicant chose four bedrooms?

6 MR. BRANHAM: Yeah. We looked at the
7 channels of building the property that is
8 constructable and marketable for the cost of
9 construction relative to the sale values and the
10 comps that we were looking at, that validated our
11 concept for the property. So we modeled our proforma
12 of a project that was done not far from where we're
13 located at in Camden.

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

16 MS. MERRICKS: How big are the
17 apartments? The diagram is a little small. I can't
18 see it. I'm talking about the bedrooms.

19 MR. BRANHAM: The dimensions of the
20 bedrooms themselves? So on average the bedrooms are
21 8-by-13. And we thought it was important to put a
22 bedroom on the first floor. During our market
23 analysis, we noticed that a lot of people in the area
24 tend to have an elderly person that they want to keep
25 in the house, a mother. Maybe they're getting older

1 and they want to keep them in the house. So we
2 started with one on the first floor and three
3 bedrooms upstairs.

4 MS. MOSS: There are other homes on that
5 street, correct?

6 MR. BRANHAM: Absolutely.

7 MS. MOSS: Have you spoken to anyone on
8 the street about your development and your plan?

9 MR. BRANHAM: Absolutely. It's a
10 beautiful neighborhood. We've developed a rapport
11 with the neighbors and they were excited about what
12 we're doing. In fact, one of the adjacent neighbors
13 said, if you get it done, he wants to move in and
14 wants us to build his house.

15 MR. YOUSAF: There's something
16 interesting about who is going to build this house.
17 Mr. Branham, do you want to speak to that? I think
18 the Board should know. You're excited about this as
19 well.

20 MR. BRANHAM: I'm sort of a serial
21 entrepreneur; working with a couple of different
22 operations that we're running in the City of Camden.
23 I'm an electrical contractor. I own a electrical,
24 construction and engineering firm here in the City as
25 well as a nonprofit where we do trade training and

1 workforce development. We're focused on creating
2 a path for individuals to get into the trades.

3 And our work around workforce development
4 and the challenges we're finding that getting newly
5 trained individuals experienced on jobs, kind of was
6 the genesis of us looking at getting into leveraging
7 our experience in the trades of construction to get
8 involved in developing our own projects. So we have
9 our own body of work that we have some control of
10 and we have an opportunity to put the individuals
11 coming out of our trade school which is IJB
12 University, a nonprofit located 223 Market Street in
13 Camden and getting those young people to work.

14 So that let's us acquire a lot of
15 properties in the City and then going down the road
16 and partnering with local initiatives like AJ Design
17 and open up agendas for it and making an opportunity
18 to get young individuals in the community working in
19 the construction trades.

20 We're currently in collaboration with a
21 number of organizations with Parkside PBCIP and AJ
22 Design and other organizations in the City to do the
23 work; work for our community; work for our residents;
24 and at the end with a legitimate pathway into a
25 career in the trades.

1 MR. YOUSAF: These are residents of
2 Camden, right?

3 MR. BRANHAM: Yes. Residents of Camden.
4 The City gets preference. We do have a few
5 individuals from the surrounding area making it into
6 the cohorts. But our focus is on Camden.

7 MR. YOUSAF: Any other questions?

8 MR. EINGORN: The applicant, I think,
9 does have a video presentation if the Board would
10 like to entertain that. How long is it?

11 MR. YOUSAF: I think six minutes.

12 MR. BRANHAM: The video actually, I think
13 it's instrumental at giving you some insight to the
14 work that we're doing in our workforce development.
15 If you would entertain us.

16 MR. EINGORN: Is this about the
17 application or is this about --

18 MR. YOUSAF: This video is about the
19 program that trains students to gain skill and apply
20 those skills. It's related to this project in the
21 sense that it's those students that have graduated
22 from that program, will apply the skills and the
23 knowledge that they've learned to start on this
24 project; help construct this; and pretty much
25 solidified some of the skills that they've learned in

1 that program.

2 MR. BRANHAM: I just wanted to say, with
3 respect to our projects that we're developing, we
4 partner with local contractors and we require that
5 the local contractors take on to their staff under a
6 mentorship agreement, individuals coming from our
7 training program. So that's where we feel like
8 there's a connection and a relevance to the work that
9 we're doing in our workforce development.

10 MR. EINGORN: For the record, the
11 applicant has aired an approximately 6-minute video
12 presentation which is more fully set forth in the
13 record. No need to transcribe the whole video.
14 Is that okay with you, Chair?

15 MR. EINGORN: Thank you can proceed with
16 the video.

17 (Proceedings are off the stenographic
18 record. Video being viewed.)

19 (Proceedings are back on the record.)

20 MR. EINGORN: Anything else to add,
21 Counsel?

22 MR. YOUSAF: Well, not only are we
23 seeking a variance, a bulk variance, we hope you guys
24 will approve and grant us this variance. We're
25 hoping that perhaps if it's possible to also do an

1 expedited resolution if that's possible, again. One
2 of the reasons is, we do have some graduates from
3 this program and we want to take them out immediately
4 and put them to work.

5 The thing is that, once there is a gap,
6 the momentum can sort of hinder or eventually even
7 die. So we do want to take out these students and
8 just put them to work. We're hoping if it is
9 possible if the Board sees fit, if the Zoning Board
10 sees fit, we can get an expedited resolution provided
11 that the Board approves and grants the variance, we
12 would much appreciate that.

13 MR. EINGORN: So I did speak to
14 Mr. Yousaf's partner prior to the hearing tonight.
15 He did provide resolutions, proposed resolutions,
16 which Evita is holding, for both applications.
17 Obviously, they'd have to be amended to some extent
18 to reflect some of the things that were said tonight.
19 But I have no substantive objection to the entry of
20 those resolutions if the Board sees that to be
21 appropriate.

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: We haven't granted the
24 application yet so...

25 MR. YOUSAF: It's positive.

1 CHAIRMAN HANCE: Some positives.

2 MR. EINGORN: I got you. Any last
3 questions for the applicant?

4 MS. MERRICKS: I have a quick question.
5 So some of the Camden residents will be working on
6 this project?

7 MR. YOUSAF: Yes, that is my
8 understanding. Some of those students will be
9 working on the project.

10 MS. NUNEZ: All of them?

11 MR. BRANHAM: Yes. We're very excited.
12 They're currently working now on other projects, some
13 in the City of Philadelphia and some over here just
14 to keep them working. But our objective is to make
15 sure that we don't have any lull and get them
16 engaged in Camden as quickly as possible at this
17 point. This will certainly help that.

18 MS. MERRICKS: I think that's awesome.
19 If they do work and build something in their own
20 community that's awesome..

21 MR. YOUSAF: That's right.

22 MR. EINGORN: Open to the public?

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Anybody tonight that would
25 like to be heard on the application regarding 2810

1 Arthur Avenue or 2812 Arthur Avenue which have been
2 presented simultaneously? Hearing none and seeing
3 none, we'll close the public portion.

4 So the applicant is here tonight seeking
5 bulk variances related to the size of the lots and
6 off-street parking. Bulk variance for one car per
7 each of the lots. There are two applications so you
8 will need two separate votes to the extent that a
9 motion is to pass, or even a motion to deny. We need
10 two separate votes.

11 So how about the Board starts with 2810
12 Arthur Avenue, a discussion of the Positive and
13 Negative Criteria and a motion. If you want to apply
14 your reasoning from the first to the second, that's
15 fine. But at least for the first application, let's
16 get the discussion on the record.

17 CHAIRMAN HANCE: I think it's very
18 positive for the young generation to have training
19 and skills that are leaving this area. I do that
20 work. And you don't find masons that know how to lay
21 some bricks the right way. Everything is going to
22 machines. And did I see a couple of older people in
23 the class also or only just young?

24 MR. BRANHAM: The instructors are
25 seasoned instructors. They got some wisdom to hand

1 down.

2 CHAIRMAN HANCE: Okay. I agree with that
3 because a lot of that is lost. People don't realize
4 how important that is to work with your hands. I
5 lost my job. But since my dad was a contractor,
6 I was still able to put money in my hand, food on the
7 table, and pay my bills. It's a win-win. Now
8 I'm realizing why you want four bedrooms. To test
9 their skills which is great. Is that under Rowan or
10 just --

11 MR. BRANHAM: Rowan University is Green
12 Jobs Academy through I think a grant from TD Bank was
13 our sponsor. And additionally, you have Excelon
14 Corporation through Atlantic City Electric provides
15 sponsorship to provide the stipend. Without Rowan's
16 charter, we would not have been provided a stipend
17 for the students. We thought it was important. So
18 we were able to seek support from them and they
19 provided a stipend for us.

20 CHAIRMAN HANCE: I will say that you have
21 a very good instructor, Tommy, for the record, is my
22 nephew. I know that he has the skills.

23 MR. BRANHAM: We go way back.

24 CHAIRMAN HANCE: I haven't seen him
25 around so that's a good thing. We go way back with

1 construction, and that's very important. My dad
2 said, one day when you get your house, you're going
3 to save a lot of money. I thought he was just
4 working me hard, but it's true. So I think it's
5 something positive for Camden and also for the
6 younger generation.

7 MS. MASON: I think also the houses that
8 you're building is comparable to the houses that's on
9 that block. I'm familiar with that area as well. I
10 think the homes there are three bedrooms, maybe four
11 bedrooms. So it is the same as the rest of the
12 houses that are on that block.

13 And as it pertains to the parking, again,
14 the garage I think is good. And then there's
15 off-street parking as well. So based off of the
16 application that they submitted, I think it's
17 positive. I think we should vote for it.

18 MR. EINGORN: So do we have a motion
19 related to 2810 Arthur Avenue?

20 MS. MASON: I make a motion.

21 MR. EINGORN: Do we have a second? This
22 is a motion to approve the requested variances.

23 MS. MASON: Yes.

24 MR. EINGORN: Do we have a second?

25 MS. NUNEZ: Second.

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

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: 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: Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: Having six in favor and
15 none opposed, the motion passes. And then I assume
16 we want for the same reasonings, make a motion on
17 2812? Can you make that motion?

18 MS. MASON: Yes, I'll make that motion as
19 well.

20 MR. EINGORN: Okay. Great. And do we
21 have a second?

22 MS. MERRICKS: Second.

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

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Ms. Nunez.

4 MS. NUNEZ: Yes.

5 MR. EINGORN: Ms. Rivera.

6 MS. RIVERA: Yes.

7 MR. EINGORN: Ms. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: Ms. Mason.

10 MS. MASON: Yes.

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

13 Then we have consideration of the
14 resolutions adopting the decisions of the Board.
15 Does the Board want to consider those as part of
16 tonight's proceeding?

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Do you want to make a
19 motion to adopt the resolutions for those
20 applications?

21 CHAIRMAN HANCE: I make a motion to
22 adopt.

23 MS. MASON: Second.

24 MR. EINGORN: And a second. Roll-call
25 vote. Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: 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: Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Six in favor and none
13 opposed, the resolutions have been adopted. I'll
14 probably amend them because I did see a couple of
15 typos. But at least for now you can get moving with
16 your project. Thanks guys.

17 MR. YOUSAF: Thank you to the Board and
18 Mr. Chairman.

19 MR. BRANHAM: Thank you.

20 MR. EINGORN: The next matter for the
21 agenda is Telco Group, LLC, 2730 Mitchell Street and
22 2733 Saunders Street.

23 MR. IZZO: Good evening. Charles Izzo
24 attorney for Telco, the applicant for 2730 Mitchell
25 Street, an application for a batting cage. I have

1 two witnesses.

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

4 - - -

5 FELICIA MARTINEZ, ROLANDO QUINTANA,
6 having first been duly sworn/affirmed, was examined
7 and testified as follows:

8 - - -

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

11 MS. MARTINEZ: Felicia Martinez for
12 27 -- should I say both addresses or just one?

13 MR. IZZO: Your home address.

14 MS. MARTINEZ: 2822 Carmen Street,
15 Camden, New Jersey 08105.

16 MR. QUINTANA: Rolando Quintana, 36
17 Country Club Lane, Elizabeth, New Jersey.

18 MR. IZZO: Ms. Martinez, you're here for
19 Telco Group concerning this zoning application?

20 MS. MARTINEZ: Yes.

21 MR. IZZO: What is the property that
22 we're talking about on Mitchell Street? What kind of
23 property do you have there now?

24 MS. MARTINEZ: Right now it's just an
25 abandoned building. And what we're trying to do is

1 create an indoor batting and training facility.

2 MR. IZZO: So you brought in pictures.
3 And I see a derelict, old building, no windows, no
4 doors?

5 MS. MARTINEZ: Yes. I mean it has broken
6 windows. It has doors that are boarded up.

7 MR. IZZO: It's not residential in
8 nature?

9 MS. MARTINEZ: As of right now, no.

10 MR. IZZO: It's some kind of an old
11 factory or something?

12 MS. MARTINEZ: Right.

13 MR. IZZO: Your company proposes to
14 develop this property into some kind of a
15 recreational thing?

16 MS. MARTINEZ: Correct.

17 MR. IZZO: And you've specified batting
18 cages?

19 MS. MARTINEZ: Correct.

20 MR. IZZO: And why are you going to do
21 that?

22 MS. MARTINEZ: I will read off my paper.
23 It's a much-needed addition to the City of Camden.
24 This will be a commercial business that provides a
25 safe year-round space for young athletes to train,

1 develop discipline and build confidence. Camden
2 currently has no indoor batting cages, leaving a
3 major gap for local youth who loves baseball.

4 The facility will operate primarily after
5 school and on weekends under adult supervision with
6 minimal traffic or noise impact. Beyond sport, this
7 project will bring positive community impact by
8 promoting healthy activities, skill-building and
9 neighborhood pride.

10 MR. IZZO: Very well-stated. It's aimed
11 at youth baseball players, girls and boys, I'm
12 assuming?

13 MS. MARTINEZ: Yes.

14 MR. IZZO: And you're going to have
15 equipment in there that pitches baseballs at them and
16 they're going to try to hit them?

17 MS. MARTINEZ: Correct. There will be
18 more of this conversation, three batting cages but
19 it'll be developed for space for them to train and
20 equipment on the other side, office spaces and so on.

21 MR. IZZO: Before we get down to the
22 inside, you had an architect prepare plans for the
23 redevelopment of this property?

24 MS. MARTINEZ: Yes.

25 MR. IZZO: And he's shown an opportunity

1 to rehabilitate this building and provide parking
2 spaces surrounding the property?

3 MS. MARTINEZ: Yes.

4 MR. IZZO: Not on the street,
5 correct?

6 MS. MARTINEZ: No.

7 MR. IZZO: Did you notice how many
8 parking spaces he proposes?

9 MS. MARTINEZ: It can fit up to 12.

10 MR. QUINTANA: It's 13 parking spaces.
11 Eleven are on the lot and we're proposing two
12 on-street parking right in front of the property.

13 MR. EINGORN: So there's 11 on-site
14 parking spaces?

15 MR. QUINTANA: Yes.

16 MR. EINGORN: We don't count the ones on
17 the street because they don't belong to you. They
18 belong to the public.

19 MS. MARTINEZ: Okay.

20 MR. IZZO: And are there any other uses
21 going to be inside the building besides the
22 recreational activities you're talking about?

23 MS. MARTINEZ: It'll only be batting
24 cages on the ground floor. It's going to have a
25 reception area and the first floor will be indoor

1 turf with netting to divide spaces that could also
2 be, you know, you could take the netting off and have
3 a larger space for drills and other baseball-related
4 activities.

5 MR. IZZO: Any other revenue-generating
6 activities? Any pinball machines; snack bars;
7 anything like that?

8 MR. QUINTANA: No.

9 MR. IZZO: Any goods being sold at the
10 property?

11 MS. MARTINEZ: As of right now, it's not.
12 I don't think so.

13 MR. QUINTANA: Maybe the reception area
14 could have a vending machine, sports drinks, snacks.

15 MR. IZZO: Ms. Martinez, she talked about
16 after school and weekends. And night use also?

17 MS. MARTINEZ: After the school, yes.
18 I guess from after school would be three-ish until
19 ten. Most facilities are open until that time.

20 MR. IZZO: How much is it going to cost a
21 young person to come in here and practice baseball?

22 MS. MARTINEZ: It all depends. The price
23 ranges depending on the age but also the amount of, I
24 guess, the activity that they will use. Because in
25 the batting cage, yes, it's a batting cage and people

1 will say, okay, they're going to bat but there's
2 also, like he mentioned, different drills. So it
3 might just be organized with whichever package that
4 particular person or parent chooses from.

5 MR. IZZO: Are you going to be affiliated
6 with any sports leagues or athletic associations or
7 anything like that?

8 MS. MARTINEZ: No. As of a right now,
9 no.

10 MR. IZZO: Mr. Quintana, you've described
11 batting cages on the ground floor?

12 MR. QUINTANA: Yes.

13 MR. IZZO: Which is below grade-level.
14 You're actually at grade-level?

15 MR. QUINTANA: It's a ground-floor. The
16 thing about the property is, it's both Mitchell
17 Street and Saunders Street. It's one building
18 divided by a party wall. The side of Mitchell Street
19 it is a ground floor. But as you go towards Saunders
20 Street, it rises. So it is a ground floor on the
21 Mitchell Street side.

22 MR. IZZO: How many batting cages are
23 going to fit on the ground floor?

24 MS. MARTINEZ: On the ground floor you
25 could fit three batting cages.

1 MR. IZZO: And on the second floor which
2 you described it as the first floor above the ground
3 floor, you said that's a training area?

4 MR. QUINTANA: Yes.

5 MR. IZZO: What does that mean?

6 MR. QUINTANA: It will be indoor turf.
7 So mostly the entire floor will mostly be turf. And
8 it will be divided by netting so you could do
9 baseball batting drills. Maybe those three batting
10 cages will become six at full use. Or if you want
11 to, let's say you have the team coming to practice,
12 you could take the netting off and run base-running
13 drills. You could run fielding drills and make it
14 more versatile.

15 MR. IZZO: Does your architect propose
16 how you're going to protect the outside of the
17 building; how you're going to make it safe for people
18 to come up in there in the dark hours?

19 MR. QUINTANA: So the architect is
20 proposing a six-foot fence around the perimeter of
21 the property.

22 MR. IZZO: The driveway or a --

23 MR. QUINTANA: There's an existing
24 curb cut and it leads into the asphalt area that's
25 existing. There are 11 spots proposed with a

1 handicap spot.

2 MR. IZZO: So as with the other
3 applicants, I'm going to submit to the Board for
4 questioning. Either one of you can address the
5 questions.

6 MR. EINGORN: So you said that there's
7 two buildings that share a party wall. The 11
8 spaces, does that service both properties or just
9 this one?

10 MR. QUINTANA: Just this one.

11 MS. RIVERA: In here you say you have
12 gym equipment.

13 MR. QUINTANA: We're proposing -- so
14 it'll be turf on one end and then gym equipment or
15 just a regular area that's not turfed.

16 MS. RIVERA: When you say gym, what do
17 you consider?

18 MR. QUINTANA: We're proposing treadmills
19 or --

20 MS. MARTINEZ: Yeah, like a gym area to
21 work out to do weights.

22 MS. RIVERA: So you're going to have two
23 rooms for that, right?

24 MS. MARTINEZ: Yes.

25 MR. QUINTANA: It will be storage

1 equipment rooms, yes, on each floor.

2 MS. RIVERA: But you said gym equipment.
3 Not storage.

4 MR. QUINTANA: Oh I see. Also, gym
5 equipment will be where the treadmills will be or
6 where the weights will be. And then there's a
7 storage equipment room.

8 MS. RIVERA: Okay.

9 CHAIRMAN HANCE: So the building, you
10 have one front entrance on Saunders Street, correct?

11 MR. QUINTANA: Yes.

12 CHAIRMAN HANCE: And then on Mitchell
13 Street there's like a garage door there?

14 MR. QUINTANA: Yes, there is.

15 CHAIRMAN HANCE: Is that one building or
16 two buildings? I'm confused?

17 MR. QUINTANA: It's one building but it
18 got subdivided.

19 CHAIRMAN HANCE: It's one big building,
20 correct?

21 MS. MARTINEZ: Yes.

22 MR. QUINTANA: But it got subdivided.

23 CHAIRMAN HANCE: It's one big building,
24 correct?

25 MS. MARTINEZ: Yeah.

1 MR. QUINTANA: Yes.

2 MS. MARTINEZ: But two different
3 addresses from --

4 CHAIRMAN HANCE: Well, one used to be for
5 storage. When the curb cut that goes into off of
6 Mitchell with the garage doors are right there, that
7 used to be storage. And then coming through, is it
8 offices?

9 MS. MARTINEZ: Yeah.

10 CHAIRMAN HANCE: And then it was where
11 they used to put stuff together?

12 MS. MARTINEZ: Right.

13 CHAIRMAN HANCE: I know cause I used to
14 work there.

15 MR. QUINTANA: I actually wanted to do
16 ask why --

17 CHAIRMAN HANCE: I'm showing my age
18 there. It was a long time ago. That's why I was
19 confused with the two separate buildings.

20 - - - CHECK WITH TAPE

21 MS. MARTINEZ: It's one building. But
22 it's going to be splitting into two buildings because
23 of the two different addresses.

24 MR. EINGORN: Is there already a party
25 wall in the building?

1 MR. QUINTANA: There's already an
2 existing party wall and there's only a 36-inch door
3 opening. It's going to get closed up.

4 MR. EINGORN: And so it has separate
5 blocks and lots already, correct?

6 MS. MARTINEZ: Yes.

7 MR. EINGORN: And you have a deed, a
8 subdivision deed or anything of that nature that
9 shows when or where that was divided?

10 MR. QUINTANA: I believe we have surveys
11 for each set of plans. So there's a survey for
12 Mitchell Street and a survey for Saunders Street.

13 MS. RIVERA: Are you guys going to put
14 some lighting outside and stuff like that?

15 MS. MARTINEZ: Yes.

16 MS. RIVERA: It looks kind of --

17 MS. MARTINEZ: Oh, yeah, it's horrible.
18 The outside appearance is horrible. It's been
19 abandoned for quite some time like, what, 20, 30
20 years.

21 CHAIRMAN HANCE: Maybe 40.

22 MS. MARTINEZ: Yeah. So it needs a lot
23 of work. We think -- like we said, it's a great
24 thing for the community.

25 MS. RIVERA: Of course.

1 MS. MARTINEZ: There's a new park being
2 build across the street.

3 CHAIRMAN HANCE: You mean the park across
4 the street?

5 MS. MARTINEZ: Yes.

6 - - - CHECK

7 CHAIRMAN HANCE: We have a junk yard
8 which I don't approve of and they're very sloppy.
9 I was by there today and they got stuff all over the
10 place. Yeah, that area is good for something like
11 that. There's vacant lot next door. That lot has
12 been vacant forever. But I don't know who owns that
13 lot. But it has been vacant and sitting there. And
14 then you got houses on this side.

15 MS. MARTINEZ: Correct. And the
16 apartments.

17 CHAIRMAN HANCE: And the apartments. I
18 used to live right on Mitchell Street. You got
19 Holmes' Lounge which was further down. I grew up
20 right there.

21 MS. MARTINEZ: Okay.

22 CHAIRMAN HANCE: That would be nice for
23 the kids in that area.

24 MS. NUNEZ: Would this be like a 'members
25 only' or open to the community?

1 MS. MARTINEZ: Open to the community.

2 MS. NUNEZ: Will you be selling like
3 memberships, yearly memberships, multi-memberships?

4 MS. MARTINEZ: It can be -- it will be
5 open to the community. So the way it will work
6 mostly likely, it can be from the memberships. You
7 can do a monthly plan or a yearly plan, whichever the
8 customer chooses.

9 CHAIRMAN HANCE: So you're going to rent
10 the batting cages out or something like that?

11 MS. MARTINEZ: Say that again?

12 CHAIRMAN HANCE: Renting out the batting
13 cages?

14 MR. QUINTANA: It'll probably be an
15 hourly rate or half-hour rate. And also depending on
16 the amount of cages you're renting or whether you
17 want to use the indoor turf upstairs. It's going to
18 take more space; might cost more money. Those are
19 all about to change depending on --

20 CHAIRMAN HANCE: We used to go to the one
21 out in Pennsauken or Merchantville, The Bat Doctor or
22 something. Many years ago my son was the pitcher for
23 his school. And picture driving all the way out
24 there so he can practice. So something in town would
25 be so much better for the kids especially if you

1 don't have car.

2 MS. MARTINEZ: It's needed for kids now
3 that are in sports, they have to travel that 20,
4 30-minute drive to another township and then with
5 traffic. And it just makes it hard for parents to
6 even drive that 30 minutes during the traffic hour.
7 So I think --

8 MS. RIVERA: Do you have people to train
9 the kids or?

10 MS. MARTINEZ: It'll be more of -- we
11 have people but it's also volunteered-based. If you
12 want to volunteer or sign up. Once again, it's for
13 the community. We want to be for the community so
14 that they can see, hey, we need this help these kids
15 in Camden need to see what can be done here and our
16 own community versus going somewhere else. So it'll
17 be folks that we already have that have that
18 background in baseball, but we're open to volunteers
19 and anything like that.

20 MS. RIVERA: What about for the little
21 ones?

22 MS. MARTINEZ: They're welcome too.

23 MS. RIVERA: You know, they start with
24 T-ball so...

25 MS. MARTINEZ: Yeah. So with T-ball

1 that's from, what, five to six. My daughter is in
2 T-ball so it can go from five to 18.

3 CHAIRMAN HANCE: I use to coach for
4 Cramer Hill.

5 MS. MARTINEZ: Yeah. Once again, it's
6 open to the community where it can be like Croc
7 Center that you can go in for a day pass and use the
8 batting cages.

9 MS. RIVERA: Now, what about for special
10 needs kids? Did you have that in there too?

11 MS. MARTINEZ: That's something that we
12 can be open to.

13 MR. QUINTANA: We do have handicap
14 bathrooms.

15 MS. RIVERA: No, no.

16 MS. MARTINEZ: For them to use the
17 facility as well.

18 MS. RIVERA: Because you have Down
19 Syndrome; you have kids in spectrum. Sometimes you
20 need the kids to go in and run or whatever.

21 MS. MARTINEZ: Right.

22 MS. RIVERA: That's why I'm asking.

23 MS. MARTINEZ: We can be open to that but
24 with that question to you, we will also need a
25 certain type of certifications for something like

1 that. Correct?

2 MS. RIVERA: Okay.

3 MS. MARTINEZ: If it's something that we
4 can do, we can promote that too.

5 MS. RIVERA: Because we don't have
6 anything in Camden for kids like that. It would be
7 wonderful.

8 MS. MARTINEZ: Yeah, I agree.

9 MS. MERRICKS: Are you going to be a
10 partner or maybe reach out to the school districts?
11 Because I'm just thinking of indoor batting which
12 gives them an opportunity to practice during winter
13 months. Is that the whole goal?

14 MS. MARTINEZ: Correct.

15 MS. MERRICKS: I was wondering if you'd
16 partner with like the school district or some of the
17 schools?

18 MS. MARTINEZ: Yeah, that would be our
19 goal to partner with the kids in general.

20 MS. MERRICKS: I think that would be
21 great.

22 MS. MARTINEZ: Once again, I'm saying,
23 it's open to the public but that means to partner
24 with any facility or any type of other department or
25 group that specialize in kids to bring the awareness

1 of we need this; we need to be united in Camden.

2 CHAIRMAN HANCE: That's positive. Like I
3 said, I would check out the land beside it. For the
4 summer you can do the outside batting cages. And you
5 can add that to what you have. And I'll definitely
6 be by to check on that. I always go by. And that's
7 giving back to Camden.

8 MS. MARTINEZ: Yes.

9 CHAIRMAN HANCE: That's needed. You need
10 to keep their mind in being a youth.

11 MS. MARTINEZ: Correct.

12 CHAIRMAN HANCE: And enjoying their life.

13 MR. EINGORN: Do you have a separate tax
14 bill for this property as opposed to the other
15 property? Because we tried to look up the lot and
16 block on the tax website. We're not seeing that this
17 address for the lot and block exists. Do you have
18 anything that shows --

19 MS. MARTINEZ: Not on hand right now,
20 no.

21 MR. IZZO: So we got one lot on the
22 application. We'll see what it is. He describes it
23 as 83 feet on Mitchell Street.

24 MR. EINGORN: I see what the survey
25 says. The issue is that we don't see anything in the

1 Tax Assessor's website records that show this address
2 or these lot and block numbers. So I think before
3 the Board weighs in on it and you try to get a permit
4 for this property, we may need to confirm the
5 Mitchell Street address. Because you don't want to
6 get a resolution or an approval for a property that
7 doesn't exist and if it's not in the Tax Assessor's
8 records.

9 MS. MARTINEZ: Okay.

10 MR. EINGORN: So I would suggest that the
11 Board at least table this one matter and we'll hear
12 the other matter so just that we can confirm the
13 exact address and block and lot. Because otherwise,
14 you may not be able to get a permit.

15 MS. MARTINEZ: Okay.

16 MR. EINGORN: Does that make sense?

17 CHAIRMAN HANCE: Yes.

18 MR. IZZO: The surveyor finds 8,000
19 square feet.

20 MR. EINGORN: Yes. I know what the
21 survey says. The issue is the Tax Collector's
22 website doesn't have anything that shows that this
23 address or this block and lot. It goes from Lot 24
24 to Lot 26. So I think we need to adjourn at least
25 this. We have a record bill, right? We just need a

1 little more information to show the exact property.

2 The issue is, let's say for just sake of
3 argument, if this still is really being taxed as a
4 single property, then you may need a different
5 variance for multiple uses on the same lot. And if
6 you walk out of here without that, then you may have
7 to come back any way and it may be a whole new
8 application.

9 MR. IZZO: I looked up the Assessor's
10 record and the Assessor describes this as 83-by-106
11 on Lot 25.

12 MR. EINGORN: What do you have?

13 MR. IZZO: I have my application that I
14 transcribed from them -- the Assessment. Oh, I have
15 this. I'm sorry.

16 MR. EINGORN: What do you have?

17 MR. IZZO: The dimensions are there on
18 the right margin.

19 MR. EINGORN: So what counsel has
20 provided is a Camden County Property Assessment
21 Search of the property data sheet created on August
22 27th. I'm assuming it's 2025. It cuts off at 202.
23 This, however, is from Camden County. It's not from
24 the City. It says Map page 1701, Zoning R-2 but it
25 doesn't -- I mean, this isn't from the Tax Assessor's

1 Office is the issue. It's from the county.

2 MR. IZZO: It's from the County Tax
3 Assessor.

4 MR. EINGORN: Right. But you're getting
5 a permit from the City, not from the county. So
6 maybe that's where the issue is. I don't know. So
7 the Board needs more information regarding the City's
8 records. Because if there's no lot and block for
9 this in the City, then why are you getting a permit
10 for? You're getting a permit for nothing. The
11 property doesn't exist. So there's some kind of
12 cross-up between the City and the county somehow.

13 MR. IZZO: This supports it. You're not
14 thinking it's authoritative enough?

15 MR. EINGORN: Well, that's from the
16 county. But what we're talking about is from the
17 City.

18 MR. IZZO: Right. You're talking about
19 the actual City tax bill?

20 MR. EINGORN: Right. That's the issue
21 that we need to work out.

22 MS. MARTINEZ: So with that being said,
23 you need us to provide it to you guys or?

24 MR. EINGORN: You need to talk to the
25 City's Tax Assessor's Office to see what's going on

1 with the address and the lot and block and
2 determine. Because we can't find it and we don't
3 want you to end up with a useless permit for a
4 property that doesn't exist.

5 MS. MARTINEZ: Okay.

6 MS. MUHAMMAD: More by chance if this
7 was just all one property.

8 MS. MARTINEZ: Say that again.

9 MS. MUHAMMAD: If this is all one
10 property; if it's been subdivided illegally or
11 whatever. We just don't know. So you have until
12 next month to bring back whatever you need to bring
13 back so we can make a decision -- then the Board can
14 make a decision at that time --

15 MS. MARTINEZ: Okay.

16 MS. MUHAMMAD: -- for 2730 Mitchell
17 Street.

18 MR. EINGORN: For 2733 Saunders, we can
19 hear that. That's something we can locate.

20 MS. MARTINEZ: Okay. For that side we
21 are proposing to develop private office spaces
22 designed for Camden's growing network of
23 entrepreneurs and nonprofit leaders. We believe
24 Camden is full of talented people looking for
25 professional space to expand their ideas,

1 organization and small businesses. This project,
2 like we mentioned, it was vacant. The property has
3 been vacant for over 30 years. So we're transforming
4 it into something productive for local innovation and
5 community growth.

6 MR. EINGORN: For the record, the 2730
7 Mitchell Street application is being adjourned to the
8 second monthly meeting in November. And we've now
9 moved on to the application of Telco Group, LLC for
10 2733 Saunders Street. And the applicant has begun
11 testimony on that application.

12 MR. IZZO: So Ms. Martinez, we're on
13 Saunders Street. We're going to bring in the tax
14 bill for Mitchell next month. Saunders is a proposal
15 also designed by an architect for your
16 Telco Group?

17 MS. MARTINEZ: Correct.

18 MR. IZZO: It proposes to develop this
19 property. It's not recreational but into an office
20 facility?

21 MS. MARTINEZ: Yes.

22 MR. IZZO: Of what magnitude; what size?

23 MR. QUINTANA: I believe the offices will
24 be about 2,800 square feet. They will have three
25 offices, a conference room, a break room, and three

1 bathrooms.

2 MR. IZZO: Who do you envision being
3 interested in a building like that? Who would use
4 those offices?

5 MS. MARTINEZ: What was his name earlier?
6 Mr. Michael? He's a photographer. He can use that
7 space or anybody that has any type of business in
8 Camden. There's a lot of young females in Camden
9 that do hair. If they would like a professional
10 space to conduct their business from there, they can
11 do something like that.

12 MR. IZZO: So your floor plan shows as
13 Mr. Quintana just said reception, large conference
14 room, common workplace and private offices?

15 MS. MARTINEZ: Correct.

16 MR. IZZO: Your organization would
17 obviously collect rent from those tenants; is that
18 correct?

19 MS. MARTINEZ: Yes.

20 MR. IZZO: Did your architect propose
21 that there's room on this property to do with those
22 commercial activities and also to park cars for the
23 people that might end up working there?

24 MR. QUINTANA: Yes. We have nine
25 proposed spots.

1 MR. IZZO: What's the plan to accommodate
2 the people who might want to park and spend the work
3 day there?

4 MR. QUINTANA: Well, I do believe under
5 assembly operations, we are overcompensating for
6 parking. So there will be more than enough spaces.

7 MR. IZZO: How many specifically?

8 MR. QUINTANA: I believe it's 1.25 spots
9 per a thousand square feet.

10 MR. IZZO: So how many levels in this
11 building?

12 MR. QUINTANA: There are two levels.
13 There's a basement and a first floor. The basement
14 will be used for storage for whichever tenants have
15 anything to store downstairs, as well as
16 administrative storage for the owner.

17 MR. IZZO: So your architect has provided
18 you elevations which are more or less shows what the
19 building will look like from the street. And what is
20 on the site right now tonight as we meet here
21 tonight. What there's now?

22 MR. QUINTANA: It is currently the way it
23 has been for the last 30 years, vacant property,
24 asphalt, pretty dilapidated.

25 MR. IZZO: Is there a building on there?

1 MR. QUINTANA: The building is there.

2 MR. IZZO: Is that building being
3 demolished or rehabilitated?

4 MR. QUINTANA: It is actually the block
5 walls are still sound. The steel components are still
6 sound. It is just the roof that has to get replaced,
7 as well as the floor that's made out of wood and has
8 been water-damaged after decades of sitting.

9 MR. IZZO: And your firm proposes to
10 install mechanical systems, plumbing, electric and
11 ventilation, air conditioning, all those things?

12 MR. QUINTANA: Yes.

13 MR. IZZO: And are you proposing to use
14 the space yourself or is it all going to be available
15 to professional tenants?

16 MR. QUINTANA: Professional tenants.

17 MR. IZZO: How long would it take you to
18 build something like this out of what's there right
19 now?

20 MR. QUINTANA: I would say at least four
21 to six months. Depending on who we hire.

22 MR. IZZO: Why do you think this would be
23 suitable for this neighborhood over at Saunders
24 Street and what's around the property now and what
25 it's going to be like if you're able to develop it

1 like this?

2 MR. QUINTANA: I believe on Saunders
3 Street, on the corner of Saunders Street there are
4 three homes next to the property. But aside from
5 that, everything else is either commercial or
6 industrial. Going back towards -- I'm trying to
7 remember the name of the street on the other end.

8 CHAIRMAN HANCE: So on the other end you
9 have a laundromat. You have a little store.

10 MR. QUINTANA: Like a bodega.

11 CHAIRMAN HANCE: And another vacant lot.

12 MR. QUINTANA: Yes.

13 CHAIRMAN HANCE: And I think you have
14 probably about five residents on that side. Across
15 the street there's two houses and they're vacant, I
16 believe?

17 MR. QUINTANA: Okay.

18 MR. IZZO: Is this going to be harmonious
19 with the activities that are there now?

20 MR. QUINTANA: Yes. It will be
21 definitely better than what's happening right now.

22 MR. IZZO: Is there a need in the City
23 for an office building like this?

24 MR. QUINTANA: Yes. I don't think we
25 have that many or if we have any like professional

1 spaces, professional offices. I don't think as much
2 around in Camden. But that gives the businesses
3 around, you know, a little hope.

4 MR. IZZO: What's all this storage area
5 in your plan? Why all the storage?

6 MR. QUINTANA: So the storage will be for
7 any future tenants that may want to use it as well as
8 for the landlord or the owner to use for personal
9 storage.

10 MR. IZZO: Is this suitable for medical
11 use or just business use?

12 MR. QUINTANA: Business use.

13 MR. IZZO: Is there anything else you
14 wanted to tell the Board about this project on
15 Saunders, this office building project?

16 MR. QUINTANA: No.

17 MR. EINGORN: Is this how the property
18 building currently looks? Did you take these
19 photographs?

20 MS. MARTINEZ: Not me.

21 MR. QUINTANA: I believe I did, yes.

22 MR. EINGORN: What's your relationship to
23 the applicant?

24 MR. QUINTANA: So I work for the
25 architect who couldn't be here today. I project

1 manager.

2 MR. EINGORN: Ma'am, what's your
3 relationship to the applicant?

4 MS. MARTINEZ: I'm just a representative
5 for the LLC.

6 MR. EINGORN: Are you a member or owner
7 of the LLC?

8 MS. MARTINEZ: No, just a
9 representative. I'm just here cause she couldn't be
10 here. She had an emergency so I'm the emergency
11 number and I came here to speak for them.

12 MR. EINGORN: Are you an employee or?

13 MS. MARTINEZ: No.

14 MR. IZZO: How did you become familiar
15 with this project?

16 MS. MARTINEZ: Who me?

17 MR. IZZO: Yes.

18 MS. MARTINEZ: I know the applicant and
19 she just was telling me about the information, how
20 she acquired the property and everything like that.

21 MR. IZZO: Have you had a chance to study
22 these drawings and everything?

23 MS. MARTINEZ: Not much, no. I just came
24 in communications with her. I know her. She's a
25 family friend. And I'm just trying to get in the

1 same position as she so we became a representative to
2 her house.

3 MR. IZZO: Mr. Quintana, so you seem to
4 know a lot about the project. What's your
5 involvement from what stage?

6 MR. QUINTANA: From the beginning since
7 it was just an idea.

8 MS. RIVERA: Are you both from Camden?
9 I know you're not from Camden, Mr. Quintana.

10 MS. MARTINEZ: I'm from Camden.

11 MS. RIVERA: And the lady is from Camden
12 too?

13 MS. MARTINEZ: Yes.

14 MS. NUNEZ: I think we need more
15 information and I think we should table the whole
16 thing for next month so they can bring everything
17 together.

18 MS. MARTINEZ: Okay.

19 MR. EINGORN: So we'll finish hearing the
20 whole thing next month. That way we have an idea, is
21 this one property; does 2730, is it on the tax maps.
22 Because it's one building and then you're going to
23 need a use variance for multiple uses on the same
24 lot. Maybe we can have somebody from the actual LLC
25 appear. And no offense to you ma'am.

1 MS. MARTINEZ: She'll be here next
2 month.

3 MR. EINGORN: That works. And we can
4 tidy up all the remaining issues. That way you'll
5 have some hopefully nonappealable approvals. Or
6 stronger approvals.

7 MS. MARTINEZ: Sounds good.

8 MR. EINGORN: All right?

9 MR. IZZO: Sure.

10 MR. EINGORN: So we'll be back in
11 November on those matters.

12 MS. MARTINEZ: Thank you.

13 MR. EINGORN: So for the record, this
14 Telco Group, LLC, both matters, 2730 Mitchell Street
15 and 2733 Saunders Street will be adjourned to the
16 November meeting. Thank you.

17 MR. QUINTANA: Thank you.

18 MR. EINGORN: The next matter is Gamal
19 Hamed, 1750-1754 Filmore Street.

20 MR. IZZO: Charles Izzo. I represent the
21 applicant Hamed. I have a witness coming up.

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

24 - - -

25 CHARLES LAWTON, having first been duly

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

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

6 MR. LAWTON: Charles Lawton, 1750
7 Filmore, Camden, New Jersey.

8 MR. IZZO: Mr. Lawton, it's Mr. Hamed
9 that owns the property and not you; is that correct?

10 MR. LAWTON: That's correct, yes.

11 MR. IZZO: And are you involved in an
12 enterprise with Mr. Hamed at 1750-1754 Filmore
13 Street?

14 MR. LAWTON: Yes, I am.

15 MR. IZZO: What is the nature of your
16 business down there?

17 MR. LAWTON: We assemble brand new skids
18 and we fix existing skids.

19 MR. IZZO: You used the word 'skids.'
20 You mean pallets?

21 MR. LAWTON: Pallets, yes. Skids is just
22 another name for it.

23 MR. IZZO: So you yourself do that work
24 there?

25 MR. LAWTON: Yes, I do.

1 MR. IZZO: How long have you been engaged
2 in that type of enterprise?

3 MR. LAWTON: I have been doing that for
4 about 15, 20 years actually.

5 MR. IZZO: Hamed is the property owner.
6 You're the industry man who does the work there; is
7 that right?

8 MR. LAWTON: Yes.

9 MR. IZZO: And you have been doing it for
10 15 to 20 years at Filmore Street; is that correct?

11 MR. LAWTON: No, not at Filmore Street.
12 We've been doing at Filmore Street for just over a
13 year. I thought you were just talking about just me
14 in general.

15 MR. IZZO: You've submitted some
16 photographs to the Board that shows a gray stucco,
17 one level, industrial building. And this is your
18 shop; is that right?

19 MR. LAWTON: Yes.

20 MR. IZZO: You have a company that's
21 engaged in that business as that shop; is that right?

22 MR. LAWTON: Yes.

23 MR. IZZO: What's name of that company?

24 MR. LAWTON: JC Custom Pallet.

25 MR. IZZO: And it's a full-time

1 occupation?

2 MR. LAWTON: Yes, it is.

3 MR. IZZO: And how does this happen to be
4 located on Filmore Street which I think people
5 understand to be a residential area? How does this
6 shop happen to be sitting there?

7 MR. LAWTON: Well, Filmore Street is
8 adjacent to -- if you're standing on Ferry, Filmore
9 Street is to the left of it. It's just a little side
10 street to the left of the building. The building
11 actually faces Filmore which is -- I mean Ferry which
12 is the main street there.

13 MR. IZZO: And I don't see rowhouses or
14 anything in your picture.

15 MR. LAWTON: Those rowhouses, I'm
16 completely -- to the left and to the right and back
17 of me, there's nothing in the vicinity. Directly in
18 front of the shop, there's just one house there, one
19 big house. And the rowhomes start about -- at the
20 end of my building, the rowhomes start going towards
21 6th Street which is at the end of the building.
22 That's where the rowhomes started. So there's really
23 nothing directly in front of the building except for
24 one house which is non-vacant right now. It's
25 completely surrounded by no one that lives on either

1 side or nothing in back of me. It's pretty wide
2 open.

3 MR. EINGORN: So JC Custom Pallet has
4 been at the location for about a year?

5 MR. LAWTON: Yes, sir.

6 MR. EINGORN: What was there before?

7 MR. LAWTON: I believe it was a pallet
8 company before, yes.

9 MR. EINGORN: Do you know the name of
10 that pallet company?

11 MR. LAWTON: No, not off the top of my
12 head.

13 MR. EINGORN: Do you know about how long
14 that company was there?

15 MR. LAWTON: Probably since 2006
16 maybe.

17 MR. IZZO: You're applying here tonight
18 for approval of a preexisting non-conforming use?

19 MR. LAWTON: Yes.

20 MR. IZZO: Which means in your
21 experience, you and your predecessor have been
22 engaged in assembling pallets on that property?

23 MR. LAWTON: That's correct.

24 MR. IZZO: And what do you propose to do
25 with the property that's different than what you have

1 right now?

2 MR. LAWTON: Nothing in general. It's
3 just basically just with the pallets. That's pretty
4 much all we do. We don't engage in any other
5 activities.

6 MR. IZZO: How many people may be working
7 there on a given day.

8 MR. LAWTON: Right now we have it's four
9 to five. I have a fairly small group of guys that
10 help me out that are committed, you know, to working
11 with us. It's about a four-to-five team. But
12 there's room for more based on, you know, if we can
13 get this thing off the ground. It'll be a lot more
14 room for expansion and growth.

15 MR. EINGORN: Was this spot picked
16 because it was previously a pallet company?

17 MR. LAWTON: I'm sorry?

18 MR. EINGORN: Was this building picked
19 because it was previously a pallet company?

20 MR. LAWTON: Yes.

21 MR. IZZO: And do your customers call on
22 you at this building?

23 MR. LAWTON: Yes.

24 MR. IZZO: And you do you do any activity
25 outside the walls of the shop yourself there?

1 MR. LAWTON: Outside?

2 MR. IZZO: Yes. Do you work in the yard
3 or anything like that?

4 MR. LAWTON: No. It's just for storage
5 if anything. Everything is done inside. All work
6 activities are done inside. We might store a couple
7 of pallets outside. Once they're done or we have an
8 overflow that's on the inside, we would store them
9 outside. But other than that, everything is done on
10 the inside.

11 MR. IZZO: Do you know if the Board
12 approves, you have to have a license and a
13 Certificate of Occupancy in order to work in Camden?

14 MR. LAWTON: Yes.

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

17 CHAIRMAN HANCE: You said you've been
18 there a year?

19 MR. LAWTON: Yeah, a little bit of a
20 year. A little over, yes, with JC Custom Pallet.

21 CHAIRMAN HANCE: Right. I'm very
22 familiar with it. I live right around the corner. I
23 live on Broadway. I live right by the Heart of
24 Camden. I can say that it is kept clean. Even with
25 the last guy who owned it. I never see you guys

1 outside. Maybe a truck.

2 MR. LAWTON: Yeah, that's my truck.

3 CHAIRMAN HANCE: Other than that --

4 MR. LAWTON: Basically what I'll do now
5 until we can get up and running is, I do a lot of my
6 business on the road.

7 CHAIRMAN HANCE: You may need some more
8 lights out there at night.

9 MR. LAWTON: Yeah. Well, that's in
10 maintenance.

11 CHAIRMAN HANCE: Because behind you is
12 like a vacant lot.

13 MR. LAWTON: Yeah, it's all open.

14 CHAIRMAN HANCE: And that house across
15 the street, we passed that last year and they never
16 did anything with it, that big house.

17 MR. LAWTON: The big house, yes.

18 CHAIRMAN HANCE: That has nine bedrooms
19 or something?

20 MR. LAWTON: Yeah.

21 CHAIRMAN HANCE: Other than that, it's a
22 pretty quiet area.

23 MR. LAWTON: Yes, it's a pretty quiet
24 area.

25 MR. EINGORN: Any other questions? This

1 is a request for a Cert of Non-Conforming Use.
2 Anybody in the public tonight that like to be heard
3 on the application regarding 1750 to 1754 Filmore
4 Street, a request for a Cert of Non-Conforming Use
5 for a pallet company? Hearing and seeing none, we'll
6 close the public portion.

7 It sounds like this was a pallet company
8 prior and is a pallet company again. The Board
9 should do a quick discussion and a motion.

10 CHAIRMAN HANCE: It's very quiet. Like I
11 said, I wouldn't know if anyone was there but you see
12 them coming in once in a while. The area is kept
13 clean. There's one house at the red light which I
14 barely see them there going towards Centerville.
15 Then the big house on the opposite side.

16 MR. LAWTON: It's torn down. Next to my
17 building?

18 CHAIRMAN HANCE: That's across the
19 street.

20 MR. LAWTON: Oh yeah.

21 CHAIRMAN HANCE: It's going towards
22 Broadway.

23 MR. LAWTON: Yes.

24 CHAIRMAN HANCE: Again, I wouldn't know
25 that they were there. I'm there all the time. And

1 you got about five people working there, I guess?

2 MR. LAWTON: Yes.

3 CHAIRMAN HANCE: The only issue is, put
4 some lights out there.

5 MR. LAWTON: They're inside just waiting
6 for the green light. I have all that stuff
7 already.

8 CHAIRMAN HANCE: You're not going to put
9 a fence up or anything like that? You're going to
10 leave it the way it is?

11 MR. LAWTON: No. I don't have any
12 problems as far as theft or anything like that. I
13 get along with everyone in the area. It's
14 well-liked. No problems.

15 MR. EINGORN: A motion?

16 MS. MASON: Motion to approve for a
17 Non-Conforming.

18 MR. EINGORN: Do we have a second?

19 CHAIRMAN HANCE: Second.

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

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Ms. Rivera.

3 MS. RIVERA: Yes.

4 MR. EINGORN: Ms. Moss.

5 MS. MOSS: Yes.

6 MR. EINGORN: Ms. Mason.

7 MS. MASON: Yes.

8 MR. EINGORN: Having six in favor and
9 none opposed, congratulations.

10 MR. LAWTON: Thank you.

11 MR. EINGORN: The last matter is Josefina
12 Henriquez, 442 Pfeiffer Street, also requesting a
13 Cert of Non-Conforming Use.

14 MR. IZZO: My applicant is a
15 Spanish-speaking lady. She brought a translator.

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

18 - - -

19 JOSEFINA HENRIQUEZ, having first been
20 duly sworn/affirmed, was examined and testified as
21 follows:

22 - - -

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

25 MS. HENRIQUEZ: Josefina Henriquez.

1 MR. EINGORN: Ma'am, are you going to
2 translate?

3 MS. MEJIAS: Yes.

4 MR. EINGORN: Raise your right hand.

5 Do you swear or affirm the translation
6 you'll provide tonight will be true and accurate to
7 the best of your abilities?

8 MS. MEJIAS: Yes.

9 MR. EINGORN: State your name and
10 address, please.

11 MS. MEJIAS: Rosienid Mejias, 728
12 Browning Road, Pennsauken, New Jersey.

13 MR. EINGORN: So the --

14 MR. IZZO: I'm going to ask questions to
15 Ms. Josefina and you're just going to translate the
16 question into Spanish. She's going to answer in
17 Spanish and you'll translate into English.

18 Ms. Josefina, are you the owner of 442
19 Pfeiffer Street?

20 MS. HENRIQUEZ: Yes.

21 MR. IZZO: What is on that property at
22 Pfeiffer Street?

23 MS. HENRIQUEZ: It's a duplex house.

24 MR. IZZO: Does that mean you have an
25 apartment upstairs and downstairs?

1 MS. HENRIQUEZ: Yes.

2 MR. IZZO: And how long have you owned
3 that house on Pfeiffer Street?

4 MS. HENRIQUEZ: More than 20 years.

5 MR. IZZO: When you acquired it 20 years
6 ago, was it already an upstairs-downstairs
7 duplex?

8 MS. HENRIQUEZ: Yes. Everything was the
9 same. I never changed nothing inside the property.

10 MR. EINGORN: Mr. Izzo, we've seen a lot
11 of these duplexes on this street. So maybe ask the
12 applicant, was it built as a duplex; are there other
13 duplexes on the street; are they all built that
14 way?

15 MR. IZZO: So the plans -- go ahead.

16 MS. HENRIQUEZ: The one that they are not
17 duplex is the carpenter ones, like the St. Joseph's
18 Carpenter.

19 MR. EINGORN: The whole block is
20 duplexes, right?

21 MS. MEJIAS: Yes. The whole block -- I
22 mean, I know her for more than 20 years. But I know
23 when she bought that house, the house was a duplex
24 already.

25 MR. EINGORN: Right. Because they were

1 all built that way.

2 MS. MEJIAS: That block there, all the
3 houses are duplexes. The one in front of Pfeiffer
4 they are single houses, most of them.

5 MR. IZZO: But a different street?

6 MS. MEJIAS: No. The same street.

7 MR. EINGORN: That's across the street,
8 right?

9 MS. MEJIAS: Yes.

10 MR. EINGORN: Okay.

11 I think the Board is familiar with this
12 property and all the ones in the neighboring it,
13 right?

14 CHAIRMAN HANCE: Right.

15 MR. EINGORN: And I think the Board has
16 the ability to make the determination. For the
17 record, we open to the public but nobody is here so
18 we'll close to the public. I would suggest to the
19 Board that they make a motion to approve.

20 CHAIRMAN HANCE: Motion to approve.

21 MS. NUNEZ: Second.

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

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: 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: Ms. Mason.

9 MS. MASON: Yes.

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

12 MR. IZZO: Mr. Izzo, I didn't mean to
13 step on your toes, but just because we're familiar
14 with this one, I figured I'd get you out of here.
15 Thank you guys.

16 MS. HENRIQUEZ: Thank you.

17 MR. EINGORN: We don't have any
18 resolutions because of the last meeting was so close.
19 So all we need is a motion to adjourn.

20 CHAIRMAN HANCE: Motion.

21 MS. RIVERA: Second.

22 MR. EINGORN: All in favor.

23 THE Board: Yays.

24 - - -

25 *(Meeting concluded at 7:45 p.m.)*

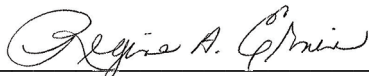
1 CERTIFICATION

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

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

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

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

18 
19 Regine A. Ervin, CCR
20 Certified Court Reporter
License #30XI000222200
21

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

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

	18:7;25:5;26:18,20; 34:23;35:16;40:12; 49:18,20;63:10,13; 70:4;79:17;80:1,5,13, 23;83:1;93:5;102:24; 103:10	allowed (2) 36:22; 39:7 alone (1) 44:14 along (1) 101:13 Alston (1) 4:13 always (6) 9:10; 16:12;35:21;42:14; 48:24;79:6 Alyce (1) 45:15 amend (1) 62:14 amended (1) 55:17 American (2) 19:22; 23:7 amount (2) 67:23; 75:16 analysis (1) 50:23 ANBANYIE (1) 19:14 anticipate (1) 19:2 apartment (10) 8:16, 19:9;10,17;10:14,19; 14:19;15:1,10;103:25 apartments (4) 8:25; 50:17;74:16,17 apologize (1) 44:12 apologized (1) 33:2 appeal (2) 8:9;45:19 appear (1) 91:25 appearance (1) 73:18 appearing (1) 45:15 applicable (1) 37:17 applicant (31) 8:17, 20:9;5,21;10:12; 12:22;16:5;22:18,22; 25:17,21;37:14;38:8; 39:18,23;44:18;50:5, 15;53:8;54:11;56:3; 57:4;62:24;84:10; 89:23;90:3,18;92:21; 98:16;102:14;104:12 applicants (1) 70:3 application (31) 9:23, 25;10:8;13:12;14:17; 16:1;18:11,12;22:15; 25:22;33:8,9;39:13; 40:25;44:23;45:19, 19;53:17;55:24; 56:25;57:15;59:16; 62:25;63:19;79:22; 81:8,13;84:7,9,11; 100:3 applications (3) 55:16;57:7;61:20 applied (1) 33:8 apply (5) 14:15;33:7; 53:19,22;57:13 applying (1) 96:17 appointment (2) 23:10;31:16 appointments (2) 32:3;35:4 appreciate (3) 11:16; 25:24;55:12 Appreciative (1) 34:14	appropriate (1) 55:21 approval (6) 4:23; 39:23;41:1,6;80:6; 96:18 approvalS (2) 92:5,6 approve (7) 4:24; 54:24;59:22;74:8; 101:16;105:19,20 approved (3) 32:14, 16;33:14 approves (3) 33:17; 55:11;98:12 Approving (2) 35:9,12 approximately (3) 8:13;9:7;54:11 architect (10) 25:11, 15;46:2;65:22;69:15, 19;84:15;85:20; 86:17;89:25 architectural (2) 45:16,20 area (27) 19:24;27:3; 35:9;38:3,21;41:8,8; 46:12;48:2;50:23; 53:5;57:19;59:9; 66:25;67:13;69:3,24; 70:15,20;74:10,23; 89:4;95:5;99:22,24; 100:12;101:13 argument (1) 81:3 around (11) 21:20; 30:1,17,18;52:3; 58:25;69:20;87:24; 89:2,3;98:22 arrangement (1) 34:25 arrive (2) 25:23;44:8 Arthur (13) 6:13,14, 14;24:20,21;44:8,19, 20;49:7;57:1,1,12; 59:19 aside (1) 88:4 asphalt (2) 69:24; 86:24 assemble (1) 93:17 assembling (1) 96:22 assembly (1) 86:5 Assessment (2) 81:14, 20 Assessor (2) 81:10; 82:3 Assessor's (5) 80:1,7; 81:9,25;82:25 associations (1) 68:6 assume (1) 60:15 assuming (3) 5:20; 65:12;81:22 athletes (1) 64:25 athletic (1) 68:6 Atlantic (1) 58:14 attached (1) 13:11 attorney (2) 25:13; 62:24	attract (1) 30:17 August (1) 81:21 authoritative (1) 82:14 authorities (2) 32:19, 20 availability (1) 42:1 available (2) 29:17; 87:14 Avenue (18) 6:8,13, 14,15;7:13;11:19; 12:17,21;24:21,21; 44:8,19,20;49:7;57:1, 1,12;59:19 average (1) 50:20 awareness (1) 78:25 away (1) 30:22 awesome (3) 37:9; 56:18,20 awning (2) 13:14;28:4
\$			B	
\$500 (1) 32:8 \$525 (1) 32:8	addresses (4) 12:14; 63:12;72:3,23 adhere (1) 32:11 adjacent (2) 51:12; 95:8 adjourn (2) 80:24; 106:19 adjourned (2) 84:7; 92:15 Adjustment (2) 4:3; 5:19 administrative (1) 86:16 admit (1) 30:20 adopt (2) 61:19,22 adopted (1) 62:13 adopting (1) 61:14 adult (1) 65:5 adults (1) 36:9 advance (1) 35:12 advisor (2) 12:2,20 affairs (3) 33:10,19; 40:23 Affidavit (1) 45:21 affiliated (1) 68:5 affirm (1) 103:5 affirmed (1) 26:14 affordable (3) 34:17, 23;35:8 after-school (1) 27:12 Afterwards (1) 33:15 Again (12) 12:19; 40:20;46:5;55:1; 59:13;75:11;76:12; 77:5;78:22;83:8; 100:8,24 age (2) 67:23;72:17 agenda (3) 6:3;11:19; 62:21 agendas (1) 52:17 aggregate (2) 45:5,11 ago (4) 23:18;72:18; 75:22;104:6 agree (4) 41:21;42:7; 58:2;78:8 agreement (2) 20:13; 54:6 ahead (1) 104:15 aimed (1) 65:10 air (1) 87:11 aired (1) 54:11 AJ (2) 52:16,21 Alex (2) 45:14;46:1 ALEXANDER (2) 24:25;25:6 allow (3) 18:12;34:1; 44:25	back (17) 20:10; 25:23;41:9,10,16; 44:10;54:19;58:23, 25;79:7;81:7;83:12, 13;88:6;92:10;95:16; 96:1 background (1) 76:18 bad (1) 29:19 Baffeo-Eonnie (1) 45:14 BAFFOE-EONNIE (27) 24:25;25:6,7,11,14, 18,24;26:2,5;45:23; 46:1,2,7,17,20,25; 47:3,7,9,13,16,19,25; 48:7,12,22;49:4 Bank (1) 58:12 barber (7) 8:15,24; 9:10,17;10:13,18,20 barely (1) 100:14 bars (1) 67:6 baseball (5) 65:3,11; 67:21;69:9;76:18 baseball-related (1) 67:3 baseballs (1) 65:15 based (5) 46:9;48:13, 14;59:15;97:12 basement (2) 86:13, 13 base-running (1) 69:12 basically (2) 97:3; 99:4 bat (2) 68:1;75:21 bathroom (4) 15:4; 38:11,13,14 bathrooms (6) 38:9, 12,15;47:6;77:14; 85:1 batting (18) 62:25;		
*				
*Meeting (1) 106:25				
A				
abandoned (2) 63:25; 73:19 ABANYIE (24) 6:11, 12;17:23;18:2,8,8,10, 18;19:3,10,17,21; 20:15,18,21;21:1,11, 18,24;22:3,5,8;23:10; 24:19 abide (1) 33:4 abilities (1) 103:7 ability (1) 105:16 able (10) 29:17;31:9; 41:25;42:3,4;48:25; 58:6,18;80:14;87:25 above (2) 9:10;69:2 Absent (2) 4:11,14 absolutely (3) 22:6; 51:6,9 Academy (1) 58:12 accommodate (1) 86:1 accommodation (3) 29:21;31:21;34:19 according (1) 14:15 accurate (1) 103:6 acquire (1) 52:14 acquired (2) 90:20; 104:5 across (8) 21:2;28:6; 74:2,3;88:14;99:14; 100:18;105:7 activities (12) 27:18; 29:12;30:3;39:10; 65:8;66:22;67:4,6; 85:22;88:19;97:5; 98:6 activity (2) 67:24; 97:24 actual (2) 82:19;91:24 actually (9) 10:19; 35:20;49:23;53:12; 68:14;72:15;87:4; 94:4;95:11 add (5) 9:25;14:16, 22;54:20;79:5 added (2) 32:15,16 addition (2) 32:15; 64:23 additional (1) 38:7 additionally (1) 58:13 address (24) 8:1,3,5;				

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

64:1,17;65:2,18; 66:23;67:25,25; 68:11,22,25;69:9,9; 75:10,12;77:8;78:11; 79:4 beautiful (2) 22:6; 51:10 became (1) 91:1 become (2) 69:10; 90:14 bedroom (3) 48:21, 25;50:22 bedrooms (18) 15:3; 46:24,25;47:2,5,9; 48:11,15,18;50:5,18, 20,20;51:3;58:8; 59:10,11;99:18 beg (1) 38:23 beginning (2) 36:16; 91:6 begun (1) 84:10 behalf (1) 45:15 behind (1) 99:11 belong (2) 66:17,18 below (1) 68:13 beneficial (2) 35:10; 37:16 beside (1) 79:3 besides (1) 66:21 best (1) 103:7 better (2) 75:25;88:21 Beyond (1) 65:6 big (7) 50:16;71:19, 23;95:19;99:16,17; 100:15 bill (4) 79:14;80:25; 82:19;84:14 bills (1) 58:7 bit (5) 18:17;21:19; 41:16;45:25;98:19 bless (1) 33:15 blessing (1) 41:18 Block (1) 8:11;59:9, 12;79:16,17;80:2,13, 23;82:8;83:1;87:4; 104:19,21;105:2 blocks (1) 73:5 Board (52) 4:3;5:19; 7:14,16;9:23;10:3,15; 14:24;16:7;17:21; 19:19;22:24;29:2,7; 33:3,14,16,24;35:15; 37:10,19,22;38:7; 39:5;40:1,4,15;44:17; 48:9;51:18;53:9;55:9, 9,11,20;57:11;61:14, 15;62:17;70:3;80:3, 11;82:7;83:13;89:14; 94:16;98:11;100:8; 105:11,15,19;106:23 boarded (1) 64:6 boarders' (1) 35:11 Board's (1) 40:25	bodega (1) 88:10 body (1) 52:9 born (2) 13:9,10 both (13) 6:24;12:4; 28:8,21;35:10;39:2; 45:3;55:16;63:12; 68:16;70:8;91:8; 92:14 bottom (2) 18:19;49:1 bought (2) 9:14; 104:23 boy (1) 27:11 boys (1) 65:11 brand (1) 93:17 BRANHAM (18) 6:16; 49:13,19,19;50:6,19; 51:6,9,17,20;53:3,12; 54:2;56:11;57:24; 58:11,23;62:19 break (1) 84:25 brick (1) 8:13 bricks (1) 57:21 bring (7) 25:23;65:7; 78:25;83:12,12; 84:13;91:16 brings (1) 45:8 Broadway (2) 98:23; 100:22 broken (1) 64:5 brought (3) 39:8;64:2; 102:15 Browning (1) 103:12 bucket (1) 41:24 build (6) 51:14,16; 56:19;65:1;74:2; 87:18 building (55) 8:12,13; 14:12;18:19;19:19, 21;20:11,21;21:2; 28:4,5,14,17,19,20; 29:2;31:2;32:13,19; 36:13;38:4;50:7; 59:8;63:25;64:3;66:1, 21;68:17;69:17;71:9, 15,17,19,23;72:21,25; 85:3;86:11,19,25; 87:1,2;88:23;89:15, 18;91:22;94:17; 95:10,10,20,21,23; 97:18,22;100:17 buildings (6) 28:22; 39:2;70:7;71:16; 72:19,22 built (3) 104:12,13; 105:1 bulk (7) 22:21;37:25; 44:23;45:4;54:23; 57:5,6 bunch (1) 23:3 bureau (1) 14:13 business (12) 4:23; 8:4;20:17;49:20; 64:24;85:7,10;89:11,	12;93:16;94:21;99:6 businesses (2) 84:1; 89:2 C c1 (2) 44:23,24 cage (3) 62:25;67:25, 25 cages (13) 64:18; 65:2,18;66:24;68:11, 22,25;69:10;75:10, 13,16;77:8;79:4 call (5) 4:7;12:5;31:6, 15;97:21 Camden (46) 4:2;8:6, 10;16:14;23:16; 32:17,19;33:4;35:20, 21,23;36:19;37:9,13; 39:5;44:21;49:20; 50:13;51:22;52:13; 53:2,3,6;56:5,16; 59:5;63:15;64:23; 65:1;76:15;78:6;79:1, 7;81:20,23;83:24; 85:8,8;89:2;91:8,9, 10,11;93:7;98:13,24 Camden's (1) 83:22 came (5) 13:7;36:25; 39:3;90:11,23 camp (4) 27:12;39:1, 10;42:23 can (52) 5:25;6:1;8:4; 9:5;14:22;15:5,21; 16:24;19:18;25:21; 28:12;31:15;34:6,19; 35:16;37:20;48:18; 54:15;55:6,10;60:17; 62:15;66:9;70:4;75:4, 6,7,24;76:14,15;77:2, 6,7,12,23;78:4,4;79:4, 5;80:12;83:13,18, 19;85:6,10;91:16,24; 92:3;97:12;98:24; 99:5 capacity (2) 11:23; 12:19 car (4) 21:15;28:3; 57:6;76:1 card (1) 22:7 care (1) 33:1 career (1) 52:25 careful (1) 35:12 Carmen (1) 63:14 Carolyn (1) 34:9 carpenter (2) 104:17, 18 carries (1) 44:4 cars (3) 19:5;20:6; 85:22 case (1) 37:17 cases (1) 6:2 cause (4) 30:25;	42:13;72:13;90:9 cell (3) 5:20,22,25 center (4) 35:13;39:1, 9;77:7 Centerville (1) 100:14 Cert (3) 100:1,4; 102:13 certain (1) 77:25 certainly (1) 56:17 Certificate (2) 45:21; 98:13 certifications (1) 77:25 Chair (2) 41:21;54:14 CHAIRMAN (102) 4:1, 8,9;5:1,5,6;10:4,17, 24;11:2,3;15:11;17:4, 6,8;21:9,17;22:1,13; 23:2,6,11,21,25;24:2, 5,6;35:18;36:10; 38:17;41:7,20;42:11; 43:3,16,17;48:10,16; 49:2;55:22;56:1,23; 57:17;58:2,20,24; 60:2,3,24,25;61:17, 21,25;62:1,18;71:9, 12,15,19,23;72:4,10, 13,17;73:21;74:3,7, 17,22;75:9,12,20; 77:3;79:2,9,12;80:17; 88:8,11,13;98:17,21; 99:3,7,11,14,18,21; 100:10,18,21,24; 101:3,8,19,21,22; 105:14,20,23,24; 106:20 challenges (1) 52:4 chance (2) 83:6;90:21 change (2) 16:19; 75:19 changed (1) 104:9 changes (5) 40:6,9, 10,13;43:6 channels (1) 50:7 Charles (4) 62:23; 92:20,25;93:6 charter (1) 58:16 CHECK (4) 72:20; 74:6;79:3,6 child (2) 36:8,8 children (1) 36:6 chooses (2) 68:4;75:8 chose (1) 50:5 church (8) 29:10; 37:15;38:2,12;39:15; 40:18;41:17,17 churches (1) 29:16 cited (1) 18:15 City (26) 4:2;23:15; 27:18;32:17,19;33:4, 20;37:13;42:4;44:14, 21;51:22,24;52:15, 22;53:4;56:13;58:14; 64:23;81:24;82:5,9,	12,17,19;88:22 City's (2) 82:7,25 class (1) 57:23 clean (7) 16:23,25; 30:19;35:24;41:13; 98:24;100:13 clear (1) 34:17 Clerk's (1) 4:6 clients (1) 19:25 Clifton (1) 34:11 close (9) 10:11;16:3; 22:17;31:6;39:16; 57:3;100:6;105:18; 106:18 closed (1) 73:3 Closet (1) 27:12 clothes (3) 18:25; 27:11;35:3 clothing (3) 30:14; 31:17;35:22 Club (1) 63:17 coach (1) 77:3 Code (1) 33:20 codes (1) 14:15 cohorts (1) 53:6 cold (1) 34:3 collaboration (1) 52:20 collect (1) 85:17 Collector's (1) 80:21 colored (1) 28:3 coming (8) 26:3; 44:13;52:11;54:6; 69:11;72:7;92:21; 100:12 commencing (1) 13:2 commercial (5) 13:1; 20:13;64:24;85:22; 88:5 committed (1) 97:10 common (1) 85:14 communications (1) 90:24 communities (1) 34:18 Community (37) 6:17; 26:7,23;27:1,5,14,15; 28:5;29:14,23,24; 30:11,13;33:10,19; 35:1,11,13;39:1,9; 40:23;42:22,24,25; 52:18,23;56:20;65:7; 73:24;74:25;75:1,5; 76:13,13,16;77:6; 84:5 Company (17) 6:14; 24:21;25:10,12; 44:19;49:23;64:13; 94:20,23;96:8,10,14; 97:16,19;100:5,7,8 comparable (1) 59:8 complained (1) 21:5 complaints (1) 20:24 completed (1) 45:18
---	--	--	--	--

completely (2) 95:16, 25 components (1) 87:5 comprises (1) 28:8 comps (1) 50:10 computer (1) 27:13 concept (1) 50:11 concerning (1) 63:19 concluded (1) 106:25 condition (2) 9:12; 10:14 conditioned (1) 46:9 conditioning (1) 87:11 conduct (1) 85:10 conference (2) 84:25; 85:13 confidence (1) 65:1 confirm (2) 80:4,12 conformance (1) 4:4 conforming (1) 42:21 confused (2) 71:16; 72:19 congested (1) 44:15 Congratulations (2) 24:18;102:9 connected (1) 28:12 connection (2) 31:7; 54:8 consider (3) 29:2; 61:15;70:17 consideration (2) 35:12;61:13 considering (1) 48:19 consolidated (2) 27:24;28:13 Consolidation (2) 28:1;39:25 Constant (1) 23:3 construct (1) 53:24 constructable (1) 50:8 construction (9) 12:2, 20;14:9;44:25;50:9; 51:24;52:7,19;59:1 consultant (1) 45:16 contact (1) 31:6 continue (2) 8:17;34:2 contractor (2) 51:23; 58:5 contractors (2) 54:4,5 control (1) 52:9 conversation (1) 65:18 convince (1) 40:22 corner (3) 30:2;88:3; 98:22 Corporation (1) 58:14 cost (3) 50:8;67:20; 75:18 counsel (5) 26:3,4; 44:8;54:21;81:19 counseling (1) 27:12 count (1) 66:16 Country (1) 63:17	County (9) 35:21; 39:5;81:20,23;82:1,2, 5,12,16 couple (5) 9:22; 51:21;57:22;62:14; 98:6 course (2) 31:17; 73:25 Court (1) 26:20 coverage (1) 45:13 COVID-19 (2) 29:11, 18 Cramer (1) 77:4 create (1) 64:1 created (1) 81:21 creating (1) 52:1 crisis (1) 42:3 Criteria (5) 22:25; 37:18;40:5,16;57:13 Croc (1) 77:6 cross (1) 33:17 cross-up (1) 82:12 curb (2) 69:24;72:5 curious (1) 48:10 Currently (10) 4:13; 13:17;35:5;36:2; 47:17;52:20;56:12; 65:2;86:22;89:18 Custom (3) 94:24; 96:3;98:20 customer (1) 75:8 customers (1) 97:21 cut (2) 69:24;72:5 Cutland (3) 34:9,9,10 cuts (1) 81:22	18,18;13:6,21,25; 14:4,7,11,18;15:5,16, 20,24;16:11,18;17:21 deliver (1) 30:8 demand (1) 34:17 demolished (1) 87:3 denial (2) 39:21; 45:18 denied (1) 45:7 deny (1) 57:9 department (3) 14:13; 40:22;78:24 depending (5) 20:6; 67:23;75:15,19;87:21 depends (1) 67:22 derelict (1) 64:3 describe (1) 27:4 described (3) 31:22; 68:10;69:2 describes (2) 79:22; 81:10 desert (1) 42:2 deserve (1) 6:1 Design (2) 52:16,22 designed (2) 83:22; 84:15 detail (1) 46:22 detailed (1) 46:21 determination (4) 38:1;40:2,17;105:16 determine (1) 83:2 develop (5) 64:14; 65:1;83:21;84:18; 87:25 developed (2) 51:10; 65:19 developing (3) 49:24; 52:8;54:3 Development (10) 6:13;24:21;44:19; 49:7,23;51:8;52:1,3; 53:14;54:9 diagram (1) 50:17 die (1) 55:7 different (9) 31:23; 42:16;51:21;68:2; 72:2,23;81:4;96:25; 105:5 dilapidated (1) 86:24 dimensional (1) 45:8 dimensions (2) 50:19; 81:17 direction (1) 31:20 Directly (2) 95:17,23 discipline (1) 65:1 disclosed (1) 32:18 discussed (1) 22:23 discussion (9) 10:15; 16:8;22:24;38:5;40:4, 16;57:12,16;100:9 District (3) 8:12;45:1; 78:16 districts (1) 78:10	divide (1) 67:1 divided (3) 68:18; 69:8;73:9 doctor (3) 32:3;35:4; 75:21 doctor's (4) 18:18; 20:8;22:20;23:9 donated (1) 35:21 done (8) 33:22;50:12; 51:13;76:15;98:5,6,7, 9 door (4) 28:19;71:13; 73:2;74:11 doors (3) 64:4,6;72:6 down (10) 20:2; 30:17;41:14;52:15; 58:1;65:21;74:19; 77:18;93:16;100:16 downpayment (1) 33:12 downstairs (2) 86:15; 103:25 Dr (1) 18:20 drawings (1) 90:22 drills (5) 67:3;68:2; 69:9,13,13 drinks (1) 67:14 drive (2) 76:4,6 driveway (1) 69:22 driving (1) 75:23 drug (2) 32:2;35:4 duly (9) 7:21;12:11; 18:2;25:1;26:14; 49:13;63:6;92:25; 102:20 duplex (8) 46:8,14,15; 103:23;104:7,12,17, 23 duplexes (4) 104:11, 13,20;105:3 During (3) 50:22; 76:6;78:12 dwelling (1) 48:4 dwelling (1) 44:25	34:4;35:5 EINGORN (255) 4:7, 10,13,16,18,20,22; 5:2,4,7,9,11,13,15,17; 6:7,10,17,20,25;7:3,7, 25;8:4,8,23;9:4,7,9, 12,16,20;10:2,5,22; 11:1,4,6,8,10,12,14, 18,24;12:3,7,14,22; 13:10,16,19,23;14:2, 5,8,16,23;15:14,23, 25;16:22;17:2,5,9,11, 13,15,17,19,22;18:6, 10;19:1,8,11,15,18; 20:12,16,19,23;21:7; 22:11,14;23:19,23; 24:1,4,7,9,11,13,15, 17,20;25:4,9,13,16, 20,25;26:3,6,10,17; 28:15,21,25;37:10; 38:20;39:11,18,21; 40:9,12,15;43:7,10, 13,15,18,20,22,24; 44:1,3,7,10;46:14,18, 23;47:1,5,8,11,14,17, 23;48:3,8;49:10,17; 50:3,14;53:8,16; 54:10,15,20;55:13, 23;56:2,22,24;59:18, 21,24;60:1,4,6,8,10, 12,14,20,23;61:1,3,5, 7,9,11,18,24;62:2,4,6, 8,10,12,20;63:2,9; 66:13,16;70:6;72:24; 73:4,7;79:13,24; 80:10,16,20;81:12,16, 19;82:4,15,20,24; 83:18;84:6;89:17,22; 90:2,6,12;91:19;92:3, 8,10,13,18,22;93:4; 96:3,6,9,13;97:15,18; 98:15;99:25;101:15, 18,20,23,25;102:2,4, 6,8,11,16,23;103:1,4, 9,13;104:10,19,25; 105:7,10,15,22,25; 106:2,4,6,8,10,17,22 EINOGRN (1) 6:13 either (5) 31:20;37:1; 70:4;88:5;95:25 elderly (1) 50:24 Electric (2) 58:14; 87:10 electrical (2) 51:23,23 Eleiry (4) 6:7;11:19; 12:10,16 elevation (1) 28:3 elevations (1) 86:18 Eleven (1) 66:11 Elizabeth (1) 63:17 else (11) 14:16,22; 23:19;33:23;41:24; 43:1,1;54:20;76:16;
	D		E	
	dad (2) 58:5;59:1 daily (1) 35:8 dance (5) 18:22;19:9, 12;23:14,15 dark (1) 69:18 data (1) 81:21 dated (1) 13:2 daughter (1) 77:1 Davis (1) 34:9 day (7) 19:3;21:17, 18;59:2;77:7;86:3; 97:7 daycare (2) 27:13; 39:1 days (2) 21:10;31:13 decades (1) 87:8 December (1) 13:2 decision (2) 83:13,14 decisions (1) 61:14 Deed (3) 39:24;73:7,8 deficient (2) 7:8,11 definitely (3) 42:9; 79:5;88:21 DELGADO (21) 11:21,22;12:1,6,10,		earlier (3) 21:19;50:3; 85:5 earns (1) 31:24 East (1) 25:7 EDMOND (49) 26:13, 19,20,22,25;27:7,10, 19,24;28:7,10,18,24; 29:4,8,22;30:1,5,19; 31:5,11,25;32:12,21, 24;33:7,11,18,21,25; 34:8,14;35:14;36:4,7, 12,17,24;37:5;38:11, 19,23,25;40:8,11,21; 41:2;42:6;44:5 educating (1) 41:15 eight (4) 21:20;29:16;	

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

88:5;89:13 emergency (3) 31:15; 90:10,10 employee (1) 90:12 employment (2) 27:14,15 empty (1) 47:20 enable (1) 34:24 encourage (2) 32:2; 37:21 end (10) 21:20;32:15; 52:24;70:14;83:3; 85:23;88:7,8;95:20, 21 end-user (1) 48:13 engage (1) 97:4 engaged (4) 56:16; 94:1,21;96:22 engineering (1) 51:24 English (1) 103:17 enjoying (1) 79:12 enough (2) 82:14; 86:6 enterprise (2) 93:12; 94:2 entertain (2) 53:10,15 entire (1) 69:7 entrance (4) 19:21,23; 28:12;71:10 entrepreneur (1) 51:21 entrepreneurs (1) 83:23 entry (1) 55:19 envision (1) 85:2 equipment (9) 18:25; 65:15,20;70:12,14; 71:1,2,5,7 Erica (1) 34:9 especially (5) 30:13; 34:18;41:8;48:19; 75:25 even (7) 23:8;33:16; 40:24;55:6;57:9; 76:6;98:24 evening (9) 4:1;5:18; 6:7,10;17:24;24:22; 44:17;62:23;102:16 eventually (2) 7:15; 55:6 everybody (7) 5:24; 6:1;10:17;30:11,11; 36:25;37:23 everyone (4) 5:18; 14:20;23:2;101:13 Evita (1) 55:16 exact (2) 80:13;81:1 examined (9) 7:22; 12:11;18:3;25:1; 26:14;49:14;63:6; 93:1;102:20 Excelon (1) 58:13 except (1) 95:23	excited (3) 51:11,18; 56:11 exhibits (1) 45:17 exist (3) 80:7;82:11; 83:4 existing (4) 69:23,25; 73:2;93:18 exists (1) 79:17 expand (1) 83:25 expansion (1) 97:14 expedited (2) 55:1,10 experience (3) 41:11; 52:7;96:21 experienced (1) 52:5 extent (2) 55:17;57:8 exterior (2) 40:7,14	finish (1) 91:19 fire (5) 31:7;33:13,13; 41:3,5 firm (2) 51:24;87:9 first (24) 4:22;6:4; 7:17,21;8:16,18; 12:10;18:2,23;24:25; 26:13;33:22;44:12; 49:13;50:22;51:2; 57:14,15;63:6;66:25; 69:2;86:13;92:25; 102:19 fit (6) 20:6;55:9,10; 66:9;68:23,25 five (13) 20:22;21:20; 22:2;28:6,15;31:13; 36:11,12;77:1,2; 88:14;97:9;101:1 fix (1) 93:18 flagged (1) 39:22 floor (27) 8:16,17,18, 19;9:22;18:13,23; 19:24;47:10;48:24; 50:22;51:2;66:24,25; 68:11,19,20,23,24; 69:1,2,3,7;71:1; 85:12;86:13;87:7 focus (1) 53:6 focused (1) 52:1 folks (1) 76:17 follows (9) 7:23; 12:12;18:4;25:2; 26:14;49:15;63:7; 93:2;102:21 food (20) 27:11; 29:10;30:8,9,9,14,16; 31:14,14,18,19,20; 35:3,22;38:2;39:15; 40:18;42:1,2;58:6 forever (2) 10:18; 74:12 formally (1) 31:22 Formation (1) 45:21 forth (1) 54:12 forward (2) 5:24;48:9 fostering (1) 34:25 four (14) 20:5;36:11; 38:15;46:25;47:1,5; 48:10,14,18;50:5; 58:8;59:10;87:20; 97:8 four-bedroom (2) 46:8;50:4 four-to-five (1) 97:11 free (4) 30:14;31:19, 20;35:3 friend (1) 90:25 front (9) 20:11;28:3,4, 6;66:12;71:10;95:18, 23;105:3 Full (5) 38:12,14,15; 69:10;83:24 full-time (1) 94:25	fully (1) 54:12 further (3) 20:2,10; 74:19 Fussel (1) 34:10 future (1) 89:7	G	gain (1) 53:19 Gamal (2) 7:1;92:18 gap (2) 55:5;65:3 garage (4) 48:1; 59:14;71:13;72:6 garages (1) 48:6 gardening (1) 27:15 gave (1) 46:4 general (3) 78:19; 94:14;97:2 generation (2) 57:18; 59:6 genesis (1) 52:6 gentlemen (1) 4:2 Geraldine (1) 25:7 gets (1) 53:4 girl (1) 27:11 girls (1) 65:11 given (4) 19:3;33:11; 35:8;97:7 gives (2) 78:12;89:2 giving (5) 31:17; 41:10,15;53:13;79:7 goal (2) 78:13,19 God (1) 30:22 goes (5) 5:22;19:23; 31:7;72:5;80:23 Good (19) 4:1;5:18; 6:7,10;13:8;17:24; 21:25;24:22;26:6,9; 30:7;44:17;58:21,25; 59:14;62:23;74:10; 92:7;102:16 goods (1) 67:9 Google (1) 47:21 grade-level (2) 68:13, 14 graduated (1) 53:21 graduates (1) 55:2 grant (3) 39:7;54:24; 58:12 granted (1) 55:23 grants (1) 55:11 grass (2) 21:3;47:22 Gray (2) 34:9;94:16 Great (11) 7:3;8:8; 9:20;12:3,7;19:18; 44:10;58:9;60:20; 73:23;78:21 Green (2) 58:11; 101:6 grew (1) 74:19 grocery (10) 12:23,25; 13:3;14:20;16:2,5,7, 10,15;32:4	ground (10) 47:10; 48:23;66:24;68:11, 19,20,23,24;69:2; 97:13 ground-floor (1) 68:15 grounds (1) 45:8 Group (8) 6:21;62:21; 63:19;78:25;84:9,16; 92:14;97:9 growing (1) 83:22 growth (2) 84:5;97:14 guess (7) 9:6;30:11; 37:7;44:14;67:18,24; 101:1 guy (1) 98:25 guys (8) 17:20;54:23; 62:16;73:13;82:23; 97:9;98:25;106:15 gym (6) 70:12,14,16, 20;71:2,4
	F	faces (1) 95:11 facilities (1) 67:19 facility (5) 64:1;65:4; 77:17;78:24;84:20 fact (2) 13:6;51:12 factory (1) 64:11 fairly (1) 97:9 Fairview (1) 18:16 faith (1) 35:1 familiar (9) 23:13; 36:18;37:8;38:3; 59:9;90:14;98:22; 105:11;106:13 familiarity (1) 9:24 families (2) 34:20; 36:3 family (5) 19:4;20:6; 23:7;27:12;90:25 far (4) 9:19;23:16; 50:12;101:12 favor (10) 11:14; 17:19;24:17;44:3; 60:14;61:11;62:12; 102:8;106:10,22 feel (1) 54:7 feet (8) 8:14;41:9; 45:3;46:8;79:23; 80:19;84:24;86:9 FELICIA (2) 63:5,11 females (2) 36:13; 85:8 fence (2) 69:20;101:9 Ferry (2) 95:8,11 few (1) 53:4 fielding (1) 69:13 figured (1) 106:14 Filmore (12) 7:1; 92:19;93:7,12;94:10, 11,12;95:4,7,8,11; 100:3 find (2) 57:20;83:2 finding (1) 52:4 finds (1) 80:18 fine (2) 8:5;57:15			H	
					habitable (1) 46:9 Haddon (1) 7:13 hair (1) 85:9 half (1) 18:19 half-hour (1) 75:15 Hamed (6) 7:1;92:19, 21;93:8,12;94:5 HANCE (101) 4:1,8,9; 5:1,5,6;10:4,17,24; 11:2,3;15:11;17:4,7, 8;21:9,17;22:1,13; 23:2,6,11,21,25;24:2, 5,6;35:18;36:10; 38:17;41:7,20;42:11; 43:3,16,17;48:10,16; 49:2;55:22;56:1,23; 57:17;58:2,20,24; 60:2,3,24,25;61:17, 21,25;62:1;71:9,12, 15,19,23;72:4,10,13, 17;73:21;74:3,7,17, 22;75:9,12,20;77:3; 79:2,9,12;80:17;88:8, 11,13;98:17,21;99:3, 7,11,14,18,21;100:10, 18,21,24;101:3,8,19, 21,22;105:14,20,23, 24;106:20 hand (12) 7:18;17:25; 24:22;26:11;49:11; 57:25;58:6;63:3; 79:19;92:23;102:17; 103:4 hand-drawn (1) 9:22 handicap (3) 35:7; 70:1;77:13 hands (2) 12:8;58:4 hanging (2) 30:17; 35:25 happen (2) 95:3,6	

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

happening (3) 29:6; 46:21;88:21 happy (3) 14:14; 49:21;50:1 hard (2) 59:4;76:5 harmonious (1) 88:18 head (1) 96:12 health (1) 32:10 healthy (1) 65:8 hear (5) 5:25;9:4; 25:21;80:11;83:19 heard (10) 7:10,13,14, 15;10:8,10;22:15; 39:13;56:25;100:2 hearing (9) 5:23;16:3; 22:16;39:16;44:22; 55:14;57:2;91:19; 100:5 Heart (1) 98:23 heater (2) 15:12,12 Heating (1) 12:20 height (1) 45:12 help (17) 29:16,23; 30:8,9;32:1,3;34:23; 36:15,16;37:3,7; 42:17,18;53:24; 56:17;76:14;97:10 helpful (1) 38:4 helping (1) 41:9 Henriquez (13) 7:3,6; 102:12,19,25,25; 103:20,23;104:1,4,8, 16;106:16 hey (1) 76:14 High (2) 16:14;32:7 higher (1) 37:24 Hill (1) 77:4 hinder (1) 55:6 hire (1) 87:21 hit (1) 65:16 hold (2) 13:13;25:22 holding (1) 55:16 Holmes' (1) 74:19 home (1) 63:13 homeless (11) 29:15, 17;31:22;34:4;35:6; 36:14,15,21,23;41:9, 16 Homelessness (2) 42:8,25 homes (6) 22:9;45:2; 46:16;51:4;59:10; 88:4 honest (1) 23:9 Hope (10) 6:17;26:7, 23;27:1,5;28:5;41:25, 25;54:23;89:3 hopefully (1) 92:5 hoping (2) 54:25;55:8 horrible (2) 73:17,18 hot (1) 15:12 hour (2) 19:7;76:6 hourly (1) 75:15	hours (3) 39:6,8; 69:18 house (28) 34:19,22; 35:10,13;38:2;39:15; 40:19,24;46:23;47:1; 50:25;51:1,14,16; 59:2;91:2;95:18,19, 24;99:14,16,17; 100:13,15;103:23; 104:3,23,23 houses (12) 36:20; 37:12,20;47:15;48:6; 59:7,8,12;74:14; 88:15;105:3,4 housing (5) 14:13; 34:17,24;35:9;42:3 hub (1) 41:22 Hudson (1) 26:20 hurtles (1) 33:17	instructors (2) 57:24, 25 instrumental (1) 53:13 interested (1) 85:3 interesting (1) 51:16 Internet (1) 27:14 interrupts (1) 5:23 into (18) 9:5;27:25; 29:18;32:2;38:22; 42:21;52:2,6,24;53:5; 64:14;69:24;72:5,22; 84:4,19;103:16,17 involved (2) 52:8; 93:11 involvement (1) 91:5 issue (7) 79:25;80:21; 81:2;82:1,6,20;101:3 issues (2) 20:24;92:4 items (1) 39:22 IZZO (138) 6:19,20, 24;7:2,5;26:8,9,22; 27:4,8,17,21;28:2,8; 29:1,5,20,25;30:3,16; 31:2,9,21;32:10,18, 22;33:5,10,16,19,23; 34:6,12;35:15;39:20; 40:20;44:6;62:23,23; 63:13,18,21;64:2,7, 10,13,17,20;65:10,14, 21,25;66:4,7,20;67:5, 9,15,20;68:5,10,13, 22;69:1,5,15,22;70:2; 79:21;80:18;81:9,13, 17;82:2,13,18;84:12, 18,22;85:2,12,16,20; 86:1,7,10,17,25;87:2, 9,13,17,22;88:18,22; 89:4,10,13;90:14,17, 21;91:3;92:9,20,20; 93:8,11,15,19,23; 94:1,5,9,15,20,23,25; 95:3,13;96:17,20,24; 97:6,21,24;98:2,11; 102:14;103:14,21,24; 104:2,5,10,15;105:5; 106:12,12	Juan (3) 11:21;12:10, 18 junk (1) 74:7	lay (1) 57:20 leaders (1) 83:23 leads (1) 69:24 leagues (1) 68:6 learned (2) 53:23,25 lease (6) 13:1,1,2; 20:13,13;22:23 least (6) 25:21;57:15; 62:15;80:11,24;87:20 leave (1) 101:10 leaving (3) 44:14; 57:19;65:2 left (3) 95:9,10,16 legal (1) 12:24 legitimate (1) 52:24 Leonard (1) 34:10 less (2) 32:6;86:18 letter (3) 33:25;39:22; 45:18 level (2) 49:1;94:17 levels (4) 18:23; 47:10;86:10,12 leveraging (1) 52:6 license (1) 98:12 life (2) 41:16;79:12 light (2) 100:13;101:6 lighting (2) 40:9;73:14 lights (2) 99:8;101:4 likely (1) 75:6 limited (1) 48:17 list (1) 6:2 litter (1) 30:17 little (14) 14:9;18:17; 21:15,19;41:15; 45:25;50:17;76:20; 81:1;88:9;89:3;95:9; 98:19,20 live (6) 30:4,5;74:18; 98:22,23,23 lives (1) 95:25 living (4) 30:7;33:2; 34:25;49:3 LLC (10) 6:14,21; 24:21;44:19;62:21; 84:9;90:5,7;91:24; 92:14 local (6) 21:22;52:16; 54:4,5;65:3;84:4 locate (1) 83:19 located (6) 8:10; 12:21;44:20;50:13; 52:12;95:4 location (2) 23:14; 96:4 long (13) 8:24;9:2,3; 13:3;20:19;38:17; 41:10;53:10;72:18; 87:17;94:1;96:13; 104:2 look (8) 7:16;15:16, 20;22:7;29:22;48:24; 79:15;86:19 looked (3) 13:7;50:6;	
	I		K		
	Ibrahim (3) 49:6,13,19 idea (2) 91:7,20 ideal (1) 48:15 ideas (1) 83:25 IJB (2) 46:3;52:11 illegally (1) 83:10 immediately (1) 55:3 impact (4) 30:3;34:22; 65:6,7 important (4) 50:21; 58:4,17;59:1 includes (1) 32:9 income (2) 34:18;37:2 individual (2) 31:5; 32:8 individuals (8) 34:20; 35:6;52:2,5,10,18; 53:5;54:6 indoor (6) 64:1;65:2; 66:25;69:6;75:17; 78:11 industrial (2) 88:6; 94:17 industry (1) 94:6 information (6) 34:16; 46:4;81:1;82:7; 90:19;91:15 Ingram (1) 34:11 inherently (1) 37:16 initiatives (1) 52:16 innovation (1) 84:4 inside (9) 30:7;65:22; 66:21;98:5,6,8,10; 101:5;104:9 insight (1) 53:13 inspection (5) 33:13, 14,20;41:3,5 inspections (1) 32:11 install (1) 87:10 instance (1) 42:23 instructor (1) 58:21	into (18) 9:5;27:25; 29:18;32:2;38:22; 42:21;52:2,6,24;53:5; 64:14;69:24;72:5,22; 84:4,19;103:16,17 involved (2) 52:8; 93:11 involvement (1) 91:5 issue (7) 79:25;80:21; 81:2;82:1,6,20;101:3 issues (2) 20:24;92:4 items (1) 39:22 IZZO (138) 6:19,20, 24;7:2,5;26:8,9,22; 27:4,8,17,21;28:2,8; 29:1,5,20,25;30:3,16; 31:2,9,21;32:10,18, 22;33:5,10,16,19,23; 34:6,12;35:15;39:20; 40:20;44:6;62:23,23; 63:13,18,21;64:2,7, 10,13,17,20;65:10,14, 21,25;66:4,7,20;67:5, 9,15,20;68:5,10,13, 22;69:1,5,15,22;70:2; 79:21;80:18;81:9,13, 17;82:2,13,18;84:12, 18,22;85:2,12,16,20; 86:1,7,10,17,25;87:2, 9,13,17,22;88:18,22; 89:4,10,13;90:14,17, 21;91:3;92:9,20,20; 93:8,11,15,19,23; 94:1,5,9,15,20,23,25; 95:3,13;96:17,20,24; 97:6,21,24;98:2,11; 102:14;103:14,21,24; 104:2,5,10,15;105:5; 106:12,12	J	Kaighn (1) 12:21 keep (5) 32:13;50:24; 51:1;56:14;79:10 Kenwood (4) 6:8; 11:19;12:16;16:2 kept (2) 98:24;100:12 kids (14) 36:9;39:3,9; 74:23;75:25;76:2,9, 14;77:10,19,20;78:6, 19,25 kill (1) 32:13 kind (10) 19:1;20:25; 27:8;32:10;52:5; 63:22;64:10,14; 73:16;82:11 Kirk (19) 6:5,6;7:17, 21;8:2,2,6,8,22;9:1,3, 6,8,11,15,19;10:1; 11:16,17 kitchen (3) 15:4; 41:14;47:12 Kleeman (1) 18:20 knowledge (1) 53:23 known (1) 35:19 knows (4) 10:17;23:2; 30:11;37:23	L
		Jackson (1) 34:10 JC (3) 94:24;96:3; 98:20 Jersey (13) 4:4;8:7, 11;25:8;26:21;33:6; 40:22;44:15;49:21; 63:15,17;93:7;103:12 job (2) 36:23;58:5 jobs (2) 52:5;58:12 Johnson (1) 45:15 Josefina (6) 7:3; 102:11,19,25;103:15, 18 Joseph's (1) 104:17	ladies (1) 4:1 ladies' (1) 38:12 lady (2) 91:11;102:15 land (1) 79:3 landlord (2) 31:23; 89:8 landscaping (1) 40:10 Lane (1) 63:17 large (1) 85:13 larger (1) 67:3 last (7) 16:8;56:2; 86:23;98:25;99:15; 102:11;106:18 late (1) 44:13 later (1) 21:15 laundromat (1) 88:9 laundry (1) 32:5 Law (3) 4:3,4;37:17 laws (1) 33:4 LAWTON (47) 92:25; 93:6,6,8,10,14,17,21, 25;94:3,8,11,19,22, 24;95:2,7,15;96:5,7, 11,15,19,23;97:2,8, 17,20,23;98:1,4,14, 19;99:2,4,9,13,17,20, 23;100:16,20,23; 101:2,5,11;102:10	live (6) 30:4,5;74:18; 98:22,23,23 lives (1) 95:25 living (4) 30:7;33:2; 34:25;49:3 LLC (10) 6:14,21; 24:21;44:19;62:21; 84:9;90:5,7;91:24; 92:14 local (6) 21:22;52:16; 54:4,5;65:3;84:4 locate (1) 83:19 located (6) 8:10; 12:21;44:20;50:13; 52:12;95:4 location (2) 23:14; 96:4 long (13) 8:24;9:2,3; 13:3;20:19;38:17; 41:10;53:10;72:18; 87:17;94:1;96:13; 104:2 look (8) 7:16;15:16, 20;22:7;29:22;48:24; 79:15;86:19 looked (3) 13:7;50:6;	

City of Camden Zoning Board of Adjustment
October 6, 2025

(113) looking - none

57:2,3;60:15;61:12; 62:12;100:5;102:9; 106:11 nonprofit (5) 27:1,7; 51:25;52:12;83:23 non-vacant (1) 95:24 nor (1) 14:13 normal (2) 15:8,9 normally (1) 19:3 notes (1) 7:7 notice (5) 4:5;7:14,16; 23:8;66:7 noticed (1) 50:23 notices (1) 7:8 November (3) 84:8; 92:11,16 number (2) 52:21; 90:11 numbers (1) 80:2 Nunez (30) 4:14,15; 5:9,10;11:6,7;16:16; 17:11,12;24:9,10; 43:14,20,21;56:10; 59:25;60:6,7;61:3,4; 62:4,5;74:24;75:2; 91:14;101:25;102:1; 105:21;106:2,3	off-the-street (1) 15:22 often (1) 31:9 old (2) 64:3,10 older (2) 50:25;57:22 once (9) 21:13,14; 41:11;55:5;76:12; 77:5;78:22;98:7; 100:12 one (62) 8:12;11:24; 13:13,25;15:4;16:3; 21:15;27:25;28:13; 15,16,16;31:5,25; 36:4;38:11;40:5; 41:23;42:23,23;45:1; 46:21,22;47:9,12,25; 48:5;49:7;51:2,12; 55:1;57:6;59:2; 63:12;68:17;70:4,9, 10,14;71:10,15,17,19, 23;72:4,21;75:20; 79:21;80:11;83:7,9; 91:21,22;94:17; 95:18,18,24,25; 100:13;104:16;105:3; 106:14 ones (4) 66:16;76:21; 104:17;105:12 only (13) 21:15; 23:10;29:9;32:1; 36:4;45:3;46:12; 47:11;54:22;57:23; 66:23;73:2;101:3 only' (1) 74:25 on-site (1) 66:13 On-street (2) 15:23; 66:12 on-the-street (1) 15:19 open (21) 10:6;20:16; 21:9,19;22:12;38:6; 39:12;52:17;56:22; 67:19;74:25;75:1,5; 76:18;77:6,12,23; 78:23;96:2;99:13; 105:17 opening (1) 73:3 operate (3) 37:15; 40:23;65:4 operating (2) 20:20; 34:22 operation (1) 35:9 operations (3) 22:23; 51:22;86:5 opportunity (5) 35:16; 52:10,17;65:25;78:12 opposed (9) 11:15; 17:20;24:18;44:4; 60:15;61:12;62:13; 79:14;102:9 opposite (2) 36:13; 100:15 option (1) 34:21 order (2) 37:15;98:13 Ordinance (2) 37:12;	48:3 organization (6) 26:24;27:1,6;29:7; 84:1;85:16 organizations (2) 52:21,22 organized (1) 68:3 otherwise (1) 80:13 out (32) 7:16;23:4; 29:16,18,22;30:8,9, 23;31:14,17,23;32:1; 35:25;49:5;52:11; 55:3,7;70:21;75:10, 12,21,23;78:10;79:3; 81:6;82:21;87:7,18; 97:10;99:8;101:4; 106:14 Outreach (4) 6:17; 26:7,23;27:1 outside (10) 34:3; 69:16;73:14,18;79:4; 97:25;98:1,7,9;99:1 Over (11) 13:5,7; 18:20;39:3;45:14; 56:13;74:9;84:3; 87:23;94:12;98:20 overall (1) 42:20 overcompensating (1) 86:5 overflow (1) 98:8 own (8) 14:21;37:2, 21;51:23;52:8,9; 56:19;76:16 owned (3) 9:18; 98:25;104:2 owner (6) 20:14; 86:16;89:8;90:6; 94:5;103:18 ownership (1) 16:19 owns (3) 44:19;74:12; 93:9	park (10) 19:25;27:2; 34:18;35:19;36:1; 38:18;74:1,3;85:22; 86:2 parked (2) 21:3;28:4 parking (27) 15:15,17, 19,22,22;18:15;20:3, 9,24;23:12,17,24; 45:6,12;46:13;47:23; 48:2,4;57:6;59:13,15; 66:1,8,10,12,14;86:6 Parkside (2) 35:19; 52:21 part (8) 14:5;21:16; 25:9;29:20;36:1; 44:15,16;61:15 particular (1) 68:4 partner (7) 49:22; 54:4;55:14;78:10,16, 19,23 partnering (1) 52:16 party (5) 46:18;68:18; 70:7;72:24;73:2 pass (6) 17:3;24:1; 31:19;43:2;57:9;77:7 passed (1) 99:15 passes (6) 11:15; 17:20;24:18;60:15; 61:12;106:11 passing (1) 30:9 past (2) 35:24;37:20 PASTOR (9) 26:13, 19,22;27:5;30:12; 34:1;35:14,18;40:21 path (1) 52:2 pathway (1) 52:24 Patterson (1) 44:13 pay (2) 36:22;58:7 PBCIP (1) 52:21 Pennsauken (2) 75:21;103:12 people (40) 14:1; 29:15,17;30:4,5,6,7, 13,17,20,22,25;31:15, 19,22;32:1;33:1; 34:12;36:21,24;37:7; 38:3;41:13;42:10,17, 18;50:23;52:13; 57:22;58:3;67:25; 69:17;76:8,11;83:24; 85:23;86:2;95:4; 97:6;101:1 per (4) 48:1,4;57:6; 86:9 perhaps (1) 54:25 perimeter (1) 69:20 period (1) 27:21 permit (10) 18:12; 39:21;45:8,18;80:3, 14;82:5,9,10;83:3 permits (2) 29:7;46:11 permitted (1) 45:2 person (4) 36:4;	50:24;67:21;68:4 personal (1) 89:8 pertains (1) 59:13 Pfeiffer (6) 7:4; 102:12;103:19,22; 104:3;105:3 Philadelphia (1) 56:13 phone (2) 5:20,22 phones (1) 5:25 photo (2) 13:19;28:3 photograph (1) 28:22 photographer (2) 21:23;85:6 photographs (7) 13:11,13;14:3;19:16; 22:23;89:19;94:16 photography (7) 18:13,21,24;19:13; 21:13;22:21;23:8 photos (1) 13:23 pick (1) 31:16 picked (2) 97:15,18 picture (4) 28:20; 36:20;75:23;95:14 pictures (6) 15:21,21; 16:23;22:4,9;64:2 pinball (1) 67:6 pitcher (1) 75:22 pitches (1) 65:15 place (7) 23:8;31:8; 34:3,15;35:24;42:1; 74:10 places (1) 32:4 Plan (14) 18:16; 39:19,23;40:3,13; 43:4,5,11;51:8;75:7, 7,85;12;86:1;89:5 Planning (1) 7:15 plans (5) 9:22;45:20; 65:22;73:11;104:15 players (1) 65:11 please (25) 5:21,25; 6:3;7:19,25;12:8; 17:25;18:6;24:23; 25:4;26:11,17;34:1,1, 7,45;24;49:11,17; 63:3,9;92:23;93:4; 102:17,23;103:10 plenty (5) 15:18,22; 20:3,9;23:11 Plumbing (2) 12:20; 87:10 pm (1) 21:16 pm* (1) 106:25 point (1) 56:17 points (1) 49:9 porch (1) 35:7 portion (9) 10:11; 16:4;18:21;22:17; 37:15;39:17;40:13; 57:3;100:6 position (1) 91:1 Positive (14) 22:24;
O objection (1) 55:19 objective (1) 56:14 Obviously (5) 29:1; 37:20,25;55:17;85:17 Occupancy (1) 98:13 occupants (2) 31:3; 32:22 occupation (1) 95:1 o'clock (1) 21:20 October (1) 4:6 ODESSA (5) 26:13, 19;34:2;35:14,18 OEO (2) 35:21,22 off (11) 5:22;25:22; 54:17;59:15;64:22; 67:2;69:12;72:5; 81:22;96:11;97:13 offense (1) 91:25 office (16) 4:6;18:19; 20:8;22:20;23:9; 37:6;48:19,23;49:1; 65:20;82:1,25;83:21; 84:19;88:23;89:15 Officer (1) 45:7 officers (2) 33:20;49:7 offices (6) 72:8;84:23, 25;85:4,14;89:1 Off-street (9) 15:17; 18:15;20:1;45:6,11; 46:13;48:2;57:6; 59:15 off-street-parking (1) 22:22	only (13) 21:15; 23:10;29:9;32:1; 36:4;45:3;46:12; 47:11;54:22;57:23; 66:23;73:2;101:3 only' (1) 74:25 on-site (1) 66:13 On-street (2) 15:23; 66:12 on-the-street (1) 15:19 open (21) 10:6;20:16; 21:9,19;22:12;38:6; 39:12;52:17;56:22; 67:19;74:25;75:1,5; 76:18;77:6,12,23; 78:23;96:2;99:13; 105:17 opening (1) 73:3 operate (3) 37:15; 40:23;65:4 operating (2) 20:20; 34:22 operation (1) 35:9 operations (3) 22:23; 51:22;86:5 opportunity (5) 35:16; 52:10,17;65:25;78:12 opposed (9) 11:15; 17:20;24:18;44:4; 60:15;61:12;62:13; 79:14;102:9 opposite (2) 36:13; 100:15 option (1) 34:21 order (2) 37:15;98:13 Ordinance (2) 37:12;	P package (1) 68:3 page (1) 81:24 Pallet (10) 94:24; 96:3,7,10;97:16,19; 98:20;100:5,7,8 pallets (5) 93:20,21; 96:22;97:3;98:7 Pandemic (3) 27:10, 16;29:11 pantry (9) 27:11; 29:10;30:8,16;31:14; 35:3;38:2;39:15; 40:18 paper (1) 64:22 paperwork (1) 41:4 pardon (1) 38:23 parent (1) 68:4 parents (3) 39:6,7; 76:5	per (4) 48:1,4;57:6; 86:9 perhaps (1) 54:25 perimeter (1) 69:20 period (1) 27:21 permit (10) 18:12; 39:21;45:8,18;80:3, 14;82:5,9,10;83:3 permits (2) 29:7;46:11 permitted (1) 45:2 person (4) 36:4;	per (4) 48:1,4;57:6; 86:9 perhaps (1) 54:25 perimeter (1) 69:20 period (1) 27:21 permit (10) 18:12; 39:21;45:8,18;80:3, 14;82:5,9,10;83:3 permits (2) 29:7;46:11 permitted (1) 45:2 person (4) 36:4;

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

37:18;40:4,16;41:7; 42:5,15;55:25;57:12, 18;59:5,17;65:7;79:2 positives (1) 56:1 possible (4) 54:25; 55:1,9;56:16 post (1) 22:7 posted (1) 4:5 potentially (1) 48:25 practice (4) 67:21; 69:11;75:24;78:12 prayer (6) 30:23,24; 31:12;35:2,23;41:20 predecessor (1) 96:21 preexisting (1) 96:18 preference (1) 53:4 preliminary (1) 40:21 prepare (1) 65:22 present (3) 6:4,9; 45:20 presentation (2) 53:9; 54:12 presented (1) 57:2 presently (2) 8:15; 37:1 pretty (13) 14:23; 19:25;21:16;22:8; 23:15;25:18;48:8; 53:24;86:24;96:1; 97:3;99:22,23 previously (5) 29:12; 32:25;36:25;97:16,19 price (1) 67:22 pride (1) 65:9 primarily (1) 65:4 principal (2) 18:14; 22:19 prior (3) 38:22;55:14; 100:8 private (2) 83:21; 85:14 probably (5) 48:13; 62:14;75:14;88:14; 96:15 problems (4) 30:6,10; 101:12,14 proceed (1) 54:15 proceeding (1) 61:16 Proceedings (2) 54:17,19 process (1) 21:6 productive (1) 84:4 professional (6) 83:25;85:9;87:15,16; 88:25;89:1 proforma (1) 50:11 program (6) 27:13; 53:19,22;54:1,7;55:3 programs (2) 32:2; 35:4 prohibited (1) 37:13 project (18) 45:25; 46:2,3,7;49:24;50:12;	53:20,24;56:6,9; 62:16;65:7;84:1; 89:14,15,25;90:15; 91:4 projects (3) 52:8;54:3; 56:12 project's (1) 45:16 promote (1) 78:4 promoting (1) 65:8 proof (1) 37:24 properties (4) 44:20, 21;52:15;70:8 property (58) 8:10; 9:24;13:3,14;14:9; 15:9;18:11,17;20:14; 27:22,25;28:22; 30:18;32:11;39:14; 40:7,14;42:21;47:11; 50:7,11;63:21,23; 64:14;65:23;66:2,12; 67:10;68:16;69:21; 79:14,15;80:4,6;81:1, 4,20,21;82:11;83:4,7, 10;84:2,19;85:21; 86:23;87:24;88:4; 89:17;90:20;91:21; 93:9;94:5;96:22,25; 103:21;104:9;105:12 proposal (1) 84:14 propose (4) 23:20; 69:15;85:20;96:24 proposed (6) 40:6; 47:24;48:6;55:15; 69:25;85:25 proposes (5) 40:24; 64:13;66:8;84:18; 87:9 proposing (7) 19:20; 66:11;69:20;70:13, 18;83:21;87:13 protect (1) 69:16 provide (7) 34:19; 42:4;55:15;58:15; 66:1;82:23;103:6 provided (7) 22:22; 39:25;55:10;58:16, 19;81:20;86:17 provides (3) 37:12; 58:14;64:24 public (20) 10:7,10, 11;15:25;16:4;22:12, 17;29:12;38:6,16; 39:12,16;56:22;57:3; 66:18;78:23;100:2,6; 105:17,18 Publication (1) 45:22 purchased (1) 9:13 purpose (1) 39:3 put (14) 30:17;31:18; 33:8;39:6,8;50:21; 52:10;55:4,8;58:6; 72:11;73:13;101:3,8	Q QINTANA (1) 70:10 quick (5) 10:15;16:8; 40:5;56:4;100:9 Quickly (2) 13:12; 56:16 quiet (3) 99:22,23; 100:10 QUINTANA (55) 63:5, 16,16;66:10,15;67:8, 13;68:10,12,15;69:4, 6,19,23;70:13,18,25; 71:4,11,14,17,22; 72:1,15;73:1,10; 75:14;77:13;84:23; 85:13,24;86:4,8,12, 22;87:1,4,12,16,20; 88:2,10,12,17,20,24; 89:6,12,16,21,24; 91:3,6,9;92:17 quite (1) 73:19 R R-2 (3) 8:11;45:1; 81:24 raise (11) 7:18;12:7; 17:24;24:22;26:10; 32:7;49:10;63:2; 92:22;102:17;103:4 Ralf's (4) 12:20;14:1, 3,5 ramp (1) 35:8 rampant (1) 42:9 ranges (1) 67:23 rapport (1) 51:10 rate (2) 75:15,15 reach (1) 78:10 read (4) 4:3;6:2;34:6; 64:22 Ready (1) 7:2 real (1) 8:2 realize (1) 58:3 realizing (1) 58:8 really (4) 37:9;46:15; 81:3;95:22 reason (5) 16:16,18, 20;41:17;50:4 reasoning (1) 57:14 reasonings (1) 60:16 reasons (1) 55:2 received (1) 7:14 recently (1) 13:22 reception (3) 66:25; 67:13;85:13 recognize (1) 34:12 record (24) 7:8;8:1; 9:5;12:15;13:11; 14:18;18:7;25:5; 26:18;49:18;54:10, 13,18,19;57:16;	58:21;63:10;80:25; 81:10;84:6;92:13; 93:5;102:24;105:17 records (4) 14:6;80:1, 8;82:8 recreational (3) 64:15; 66:22;84:19 red (1) 100:13 Redevelopment (2) 18:16;65:23 reflect (1) 55:18 regarding (7) 10:8; 22:15;39:13;40:17; 56:25;82:7;100:3 regular (1) 70:15 rehabilitate (1) 66:1 rehabilitated (1) 87:3 related (3) 53:20; 57:5;59:19 relationship (2) 89:22; 90:3 relative (1) 50:9 relevance (1) 54:8 relief (6) 8:20;10:13; 12:24;42:12;44:24; 45:10 religious (2) 27:5; 29:20 remaining (1) 92:4 remedy (1) 30:25 remember (1) 88:7 reminder (1) 5:19 rent (7) 32:7;34:2; 36:22;49:3,25;75:9; 85:17 rental (1) 34:21 rented (2) 18:21;49:5 renting (5) 21:2;32:1, 6;75:12,16 rents (1) 31:23 repairs (1) 30:10 repeat (1) 15:5 replaced (1) 87:6 REPORTER (1) 46:6 represent (2) 44:18; 92:20 representative (3) 90:4,9;91:1 represented (1) 46:3 representing (1) 25:12 request (5) 39:18; 40:17;48:15;100:1,4 requested (2) 40:2; 59:22 requesting (6) 8:20; 10:12;39:24;43:8; 45:9;102:12 requests (1) 37:19 require (3) 37:25; 48:4;54:4 required (3) 32:11; 45:12;46:11 requirements (1)	48:13 requires (1) 37:14 research (1) 48:14 resident (1) 35:11 residential (4) 29:25; 45:1;64:7;95:5 residents (6) 34:24; 52:23;53:1,3;56:5; 88:14 resolution (3) 55:1,10; 80:6 resolutions (7) 55:15, 15,20;61:14,19; 62:13;106:18 resources (1) 41:23 respect (4) 6:1;30:13, 15;54:3 rest (1) 59:11 revenue-generating (1) 67:5 revival (1) 31:13 right (68) 7:18;9:17; 12:7;16:13;17:25; 19:22,23;21:2;24:22; 26:10;28:6,9;29:3; 33:21;40:13;42:19, 24;43:7;46:15,17,20; 47:12,20;49:10;53:2; 56:21;57:21;63:2,24; 64:9,12;66:12;67:11; 68:8;70:23;72:6,12; 74:18,20;77:21; 79:19;80:25;81:18; 82:4,18,20;86:20; 87:18;88:21;92:8,22; 94:7,18,21;95:16,24; 97:1,8;98:21,22,23; 102:17;103:4;104:20, 25;105:8,13,14 rises (1) 68:20 Rivera (55) 4:16,17; 5:3,11,12;10:21,25; 11:8,9;14:25;15:3,7, 15,17;16:10;17:13, 14;21:22,25;24:11, 12;38:9;41:19;43:22, 23;60:8,9;61:5,6; 62:6,7;70:11,16,22; 71:2,8;73:13,16,25; 76:8,20,23;77:9,15, 18,22;78:2,5;91:8,11; 102:2,3;106:4,5,21 roaches (1) 32:12 Road (6) 19:22;20:8; 25:7;52:15;99:6; 103:12 Robert (1) 34:8 ROLANDO (2) 63:5, 16 Rolf's (1) 14:8 roll (1) 4:7 roll-call (10) 5:4;11:1; 17:6;24:4;43:15;60:1,
--	---	--	--	---

23;61:24;101:20; 105:22 roof (1) 87:6 room (10) 32:15;33:2; 36:5;71:7;84:25,25; 85:14,21;97:12,14 rooming (11) 34:19; 22;35:10,13;36:20; 37:12,20;38:2;39:15; 40:18,24 rooms (11) 14:25; 29:17,18;31:23;32:1, 23;37:15;38:24,25; 70:23;71:1 Rosienid (1) 103:11 Rowan (2) 58:9,11 Rowan's (1) 58:15 rowhomes (3) 95:19, 20,22 rowhouses (2) 95:13, 15 run (4) 30:21;69:12, 13;77:20 running (2) 51:22; 99:5	Second (30) 5:2,3; 8:17,19;10:21,23,23, 25;13:19;17:4,6; 18:13;23:22;24:3; 43:13,14;57:14; 59:21,24,25;60:21, 22;61:23,24;69:1; 84:8;101:18,19; 105:21;106:21 Section (5) 8:20; 10:13;12:24;19:22; 42:16 Security (1) 37:1 Seeing (6) 16:3; 22:16;39:16;57:2; 79:16;100:5 seek (1) 58:18 seeking (5) 12:24; 16:2;22:18;54:23; 57:4 seeks (1) 44:23 seem (1) 91:3 seems (2) 14:23; 41:12 sees (3) 55:9,10,20 self-explanatory (1) 14:24 selling (1) 75:2 sense (4) 34:25; 41:25;53:21;80:16 separate (10) 15:11, 12;38:13;46:15,23; 57:8,10;72:19;73:4; 79:13 September (1) 4:24 serial (1) 51:20 service (3) 35:2; 45:22;70:8 Services (12) 6:18; 26:7,23;27:2,13; 31:12;34:13;36:15, 16,21;37:3;39:6 set (3) 31:18;54:12; 73:11 setbacks (1) 46:13 share (5) 46:18;49:8, 21;50:1;70:7 sheet (1) 81:21 shelter (1) 42:9 shop (12) 8:15,18,24; 9:10,17;10:14,18; 94:18,21;95:6,18; 97:25 shopping (1) 32:5 short (1) 48:5 shortage (1) 34:23 show (5) 6:1,15;21; 19:19;80:1;81:1 showing (2) 20:12; 72:17 shown (1) 65:25 shows (6) 73:9;79:18; 80:22;85:12;86:18;	94:16 shutdown (1) 29:13 side (22) 20:2,7,11; 28:10,13;38:12,14, 15;45:4,5,10,11; 46:13;65:20;68:18, 21;74:14;83:20; 88:14;95:9;96:1; 100:15 sides (1) 36:13 sight (1) 42:12 sign (2) 31:19;76:12 significant (1) 35:8 silence (2) 5:21,25 simple (1) 46:8 simultaneously (1) 57:2 Sincerely (1) 35:13 single (2) 81:4;105:4 single-family (2) 44:25;45:2 sit (1) 30:20 site (10) 37:25;38:1; 39:19,22;40:3,13; 43:3,5,11;86:20 sitting (4) 47:21; 74:13;87:8;95:6 six (13) 11:14;17:19; 24:17;44:3;53:11; 60:14;61:11;62:12; 69:10;77:1;87:21; 102:8;106:10 six-foot (1) 69:20 size (2) 57:5;84:22 skids (3) 93:17,18,21 skids' (1) 93:19 skill (1) 53:19 skill-building (1) 65:8 skills (6) 53:20,22,25; 57:19;58:9,22 sleeping (1) 35:7 sloppy (1) 74:8 small (5) 36:9;46:22; 50:17;84:1;97:9 smaller (2) 36:8;46:22 snack (1) 67:6 snacks (1) 67:14 Social (3) 37:1,5;39:5 sold (1) 67:9 solidified (1) 53:25 solution (1) 34:17 somebody (4) 21:1,3; 25:20;91:24 somehow (2) 21:3; 82:12 someone (2) 14:2; 42:17 Somerdale (1) 26:21 sometimes (3) 30:16; 31:13;77:19 somewhere (2) 41:24; 76:16 son (1) 75:22	Sorry (3) 26:6;81:15; 97:17 sort (3) 41:22;51:20; 55:6 sound (3) 7:12;87:5,6 sounded (1) 10:22 sounds (5) 9:23;38:3; 41:22;92:7;100:7 South (2) 35:20,20 space (17) 21:2; 29:14;45:5;46:9;48:5, 17,19,23;49:1;64:25; 65:19;67:3;75:18; 83:25;85:7,10;87:14 spaces (11) 48:4; 65:20;66:2,8,10,14; 67:1;70:8;83:21; 86:6;89:1 Spanish (2) 103:16,17 Spanish-speaking (1) 102:15 spare (1) 48:21 speak (4) 5:24;51:17; 55:13;90:11 speaking (1) 11:20 special (1) 77:9 specialize (1) 78:25 specifically (4) 29:5; 37:13;45:9;86:7 specified (1) 64:17 spectrum (1) 77:19 spend (2) 35:7;86:2 splitting (1) 72:22 spoke (1) 26:3 spoken (1) 51:7 sponsor (1) 58:13 sponsorship (1) 58:15 sport (1) 65:6 sports (3) 67:14;68:6; 76:3 spot (2) 70:1;97:15 spots (3) 69:25;85:25; 86:8 spray (1) 32:12 spruce-up (1) 14:10 Square (12) 6:11; 8:13;17:24;18:9,11; 20:10;22:16;23:3; 46:8;80:19;84:24; 86:9 SSI (1) 37:2 St (1) 104:17 stabilized (1) 29:24 stable (1) 34:25 staff (1) 54:5 stage (1) 91:5 stand (1) 42:17 standard (4) 37:18,23, 24,24 standards (1) 45:4 standing (1) 95:8 start (5) 27:17;53:23; 76:23;95:19,20	started (4) 21:6; 27:19;51:2;95:22 starts (1) 57:11 state (13) 7:25;18:6; 25:4;26:17;33:5,8; 40:22;45:24;49:17; 63:9;93:4;102:23; 103:9 states (1) 8:9 stay (2) 34:15;42:1 steel (1) 87:5 stenographic (1) 54:17 step (3) 35:10;40:21; 106:13 steps (1) 30:21 Still (9) 4:10;30:20; 33:17;40:15,21;43:6; 58:6;81:3;87:5 stipend (3) 58:15,16, 19 stop (1) 31:20 storage (12) 70:25; 71:3,7;72:5,7;86:14, 16;89:4,5,6,9;98:4 store (14) 12:23;13:1, 4;14:20;16:3,5,7,10, 15;18:24;86:15;88:9; 98:6,8 stores (1) 23:3 straight (1) 48:8 Street (88) 6:5,18,22, 23;7:1,4,9,10,18;8:6, 10;10:9;15:24;16:14; 20:1,2,7;23:7;26:8; 27:2,22,25;28:14,19; 29:6,25;30:4;39:14; 49:20;51:5,8;52:12; 62:21,22,25;63:14, 22;66:4,17;68:17,17, 18,20,21;71:10,13; 73:12,12;74:2,4,18; 79:23;80:5;83:17; 84:7,10,13;86:19; 87:24;88:3,3,7,15; 92:14,15,19;93:13; 94:10,11,12;95:4,7,9, 10,12,21;99:15; 100:4,19;102:12; 103:19,22;104:3,11, 13;105:5,6,7 strengthening (1) 35:1 stronger (1) 92:6 stucco (1) 94:16 students (5) 53:19,21; 55:7;56:8;58:17 studio (12) 18:13,22, 22,24;19:9,12,13,24; 20:9;21:5,13;22:21 study (1) 90:21 stuff (6) 22:10;48:20; 72:11;73:14;74:9; 101:6
S	Saeed (1) 44:18 safe (4) 34:24;40:23; 64:25;69:17 safety (2) 32:10,14 sake (1) 81:2 sale (5) 49:2,5,25; 50:1,9 Same (13) 9:12,13; 10:14;18:14;22:19; 23:24;59:11;60:16; 81:5;91:1,23;104:9; 105:6 Samuel (1) 34:10 satisfy (1) 37:17 Saturdays (2) 21:18, 21 Saunders (15) 6:22; 62:22;68:17,19; 71:10;73:12;83:18; 84:10,13,14;87:23; 88:2,3;89:15;92:15 save (1) 59:3 saw (1) 23:9 saying (3) 31:19;41:2; 78:22 scale (1) 46:22 schedule (1) 21:12 school (11) 23:14,15; 39:4;52:11;65:5; 67:16,17,18;75:23; 78:10,16 schools (1) 78:17 scouts (2) 27:11,11 Search (1) 81:21 seasoned (1) 57:25			

subdivided (3) 71:18, 22;83:10 subdivision (1) 73:8 subject (1) 44:21 submit (2) 34:16;70:3 submitted (4) 9:21; 41:4;59:16;94:15 Subsection (1) 44:24 substantive (1) 55:19 suggest (3) 40:3; 80:10;105:18 suitability (1) 38:1 suitable (3) 38:1; 87:23;89:10 summer (5) 27:12; 39:1,4,9;79:4 Sunday (1) 23:12 Sunshine (2) 4:3,4 super (1) 9:3 supervised (1) 31:3 supervision (1) 65:5 supplied (1) 28:2 supply (1) 29:21 support (3) 35:4;37:3; 58:18 supportive (1) 32:5 supports (1) 82:13 sure (3) 25:18;56:15; 92:9 surrounded (1) 95:25 surrounding (2) 53:5; 66:2 survey (4) 73:11,12; 79:24;80:21 surveyor (1) 80:18 surveys (1) 73:10 survive (1) 29:24 swear (2) 12:4;103:5 sworn/affirmed (8) 7:22;12:11;18:3; 25:1;49:14;63:6; 93:1;102:20 Syndrome (1) 77:19 systems (1) 87:10	77:2 TD (1) 58:12 team (2) 69:11;97:11 Telco (7) 6:21;62:21, 24;63:19;84:9,16; 92:14 telling (1) 90:19 ten (2) 19:5;67:19 tenants (8) 34:1;35:6, 22;85:17;86:14; 87:15,16;89:7 tend (1) 50:24 ten-year (1) 27:21 test (1) 58:8 testified (9) 7:22; 12:11;18:3;25:1; 26:14;49:14;63:7; 93:1;102:20 testify (3) 12:5;19:11; 49:8 testimony (1) 84:11 th (1) 29:15 Thanks (2) 17:20; 62:16 theft (1) 101:12 thinking (4) 32:25; 48:23;78:11;82:14 though (1) 42:25 thought (4) 50:21; 58:17;59:3;94:13 thousand (1) 86:9 three (17) 19:5;20:5; 21:11,16;36:12; 39:22;47:7,8,10;51:2; 59:10;65:18;68:25; 69:9;84:24,25;88:4 three-ish (1) 67:18 throughout (3) 35:19, 23;37:13 tidy (1) 92:4 till (1) 87:5 times (4) 21:11;31:12; 41:12,23 today (4) 16:22; 44:22;74:9;89:25 toes (1) 106:13 together (2) 72:11; 91:17 Tommy (1) 58:21 tonight (23) 7:10;8:9; 10:7,12;12:23;16:1, 17;22:14,18;25:16; 33:24;39:12;40:1; 45:9;55:14,18;56:24; 57:4;86:20,21;96:17; 100:2;103:6 tonight's (1) 61:16 took (4) 14:3;22:4; 33:1;44:14 top (4) 18:21,25; 19:24;96:11 torn (1) 100:16 total (2) 35:5;38:15	towards (5) 68:19; 88:6;95:20;100:14,21 town (1) 75:24 township (2) 21:5; 76:4 trade (2) 51:25;52:11 trades (4) 52:2,7,19, 25 traditional (1) 34:21 traffic (7) 19:1,12,12; 23:16;65:6;76:5,6 train (3) 64:25;65:19; 76:8 trained (1) 52:5 training (8) 27:13,14, 15;51:25;54:7;57:18; 64:1;69:3 trains (1) 53:19 transcribe (1) 54:13 transcribed (1) 81:14 transferred (1) 13:8 transform (1) 38:22 transforming (1) 84:3 translate (4) 11:25; 103:2,15,17 translation (1) 103:5 translator (1) 102:15 travel (1) 76:3 treadmills (2) 70:18; 71:5 tried (1) 79:15 trouble (1) 5:23 truck (3) 31:14;99:1,2 true (2) 59:4;103:6 try (4) 32:6;42:12; 65:16;80:3 trying (4) 36:20; 63:25;88:6;90:25 turf (5) 67:1;69:6,7; 70:14;75:17 turfed (1) 70:15 turn (1) 45:14 twice (1) 41:12 two (32) 6:21;14:19; 15:2,3;18:14,23;19:5; 22:19;23:23;31:12; 38:15,16;44:20,25; 46:15,24;48:1,4;57:7, 8,10;63:1;66:11;70:7, 22;71:16;72:2,19,22, 23;86:12;88:15 two-story (1) 8:13 type (5) 29:21;77:25; 78:24;85:7;94:2 typical (1) 15:10 typos (1) 62:15	united (1) 79:1 units (1) 50:4 University (2) 52:12; 58:11 unless (2) 22:25;36:7 up (27) 13:7,13; 14:22;16:13;19:5,23; 25:23;31:16,19; 32:13;42:18;49:8; 52:17;64:6;66:9; 69:18;73:3;74:19; 76:12;79:15;81:9; 83:3;85:23;92:4,21; 99:5;101:9 up-and-up (1) 41:13 upper (1) 47:10 upstairs (8) 10:19; 14:20;15:1,12;19:24; 51:3;75:17;103:25 upstairs-downstairs (1) 104:6 usable (1) 46:11 use (43) 8:4,18,21; 10:9,13;12:25;16:2,6; 18:13,24;22:19; 37:14,16,18,22;39:2, 14,22;40:2,18;43:3, 10;45:13;67:16,24; 69:10;75:17;77:3,7, 16;85:3,6;87:13;89:7, 8,11,11,12;91:23; 96:18;100:1,4;102:13 used (16) 8:15;18:22; 35:20;38:21,24,25; 39:2;42:22;72:4,7,11, 13;74:18;75:20; 86:14;93:19 useless (1) 83:3 uses (7) 9:13;18:14; 22:19;23:23;66:20; 81:5;91:23 using (1) 18:23 usually (5) 19:6,25; 20:4;21:19,20	versus (1) 76:16 Vice-Chairman (1) 4:10 vicinity (1) 95:17 video (7) 53:9,12,18; 54:11,13,16,18 view (1) 20:10 viewed (1) 54:18 violation (1) 14:12 virtual (1) 48:20 vis-a-vie (1) 19:12 volunteer (2) 41:14; 76:12 volunteered-based (1) 76:11 Volunteers (2) 35:2; 76:18 vote (11) 5:4;11:1; 17:6;24:4;43:15; 59:17;60:1,24;61:25; 101:20;105:22 votes (2) 57:8,10
W				
				Wait (1) 11:24 waiting (2) 33:12; 101:5 waiver (7) 39:19,24; 40:3,13;43:8,9,11 walk (1) 81:6 wall (5) 46:18;68:18; 70:7;72:25;73:2 walls (2) 87:5;97:25 wants (4) 43:2;49:8; 51:13,14 watch (2) 42:12,13 water (1) 15:12 water-damaged (1) 87:8 Waterfront (1) 35:20 way (14) 25:19;40:24; 57:21;58:23,25;75:5, 23;81:7;86:22;91:20; 92:4;101:10;104:14; 105:1 weather (1) 29:19 website (3) 79:16; 80:1,22 weddings (1) 22:9 Wednesday (1) 4:6 week (2) 31:12,13 weekends (2) 65:5; 67:16 weigh (3) 16:1;37:20, 22 weighs (1) 80:3 weights (2) 70:21; 71:6 Welcome (3) 4:2; 5:18;76:22 welfare (3) 37:6;39:7; 42:15
T				
table (3) 58:7;80:11; 91:15 Taheria (1) 34:10 talented (1) 83:24 Talk (2) 30:25;82:24 talked (1) 67:15 talking (6) 50:18; 63:22;66:22;82:16, 18;94:13 TAPE (1) 72:20 tasked (1) 40:1 tax (11) 79:13,16; 80:1,7,21;81:25;82:2, 19,25;84:13;91:21 taxed (1) 81:3 T-ball (3) 76:24,25;				
				V
				vacant (11) 47:18,19; 74:11,12,13;84:2,3; 86:23;88:11,15;99:12 validated (1) 50:10 values (1) 50:9 variance (22) 18:14; 22:19,21;37:14,18,23, 25;39:15,22;40:2,18; 43:3,11;44:23;45:10; 54:23,23,24;55:11; 57:6;81:5;91:23 variances (3) 45:12; 57:5;59:22 vending (1) 67:14 ventilation (1) 87:11 versatile (1) 69:14
			U	
				under (6) 37:16; 44:24;54:5;58:9; 65:5;86:4 unit (3) 47:25;48:1,4

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
October 6, 2025**

well-known (2) 23:15; 35:23 well-liked (1) 101:14 well-stated (1) 65:10 what's (11) 46:20; 82:25;86:1;87:18,24; 88:21;89:4,22;90:2; 91:4;94:23 whichever (3) 68:3; 75:7;86:14 Whitman (5) 27:2; 34:18;35:19;36:1; 38:18 whole (9) 21:6;36:2; 54:13;78:13;81:7; 91:15,20;104:19,21 wide (2) 45:3;96:1 width (3) 45:5,10,11 wife (1) 21:14 William (1) 34:9 willing (1) 33:4 win-a-win (1) 41:15 windows (4) 28:6,16; 64:3,6 Windsor (1) 25:7 winter (1) 78:12 win-win (1) 58:7 wisdom (1) 57:25 within (2) 18:15;46:11 without (3) 40:25; 58:15;81:6 witness (1) 92:21 witnesses (1) 63:1 women (1) 36:11 women's (1) 38:13 wonderful (1) 78:7 wondering (1) 78:15 wood (1) 87:7 word (1) 93:19 work (30) 23:17;27:8; 35:21;41:13;42:3; 52:3,9,13,23,23,23; 53:14;54:8;55:4,8; 56:19;57:20;58:4; 70:21;72:14;73:23; 75:5;82:21;86:2; 89:24;93:23;94:6; 98:2,5,13 worked (2) 37:6;39:5 worker (1) 37:5 worker's (1) 27:14 workforce (4) 52:1,3; 53:14;54:9 working (11) 51:21; 52:18;56:5,9,12,14; 59:4;85:23;97:6,10; 101:1 workplace (1) 85:14 works (2) 5:22;92:3 written (1) 34:4 wrong (1) 31:7	Y yard (6) 45:4,5,11,11; 74:7;98:2 Yays (1) 106:23 year (7) 13:8,9;94:13; 96:4;98:18,20;99:15 yearly (2) 75:3,7 year-round (1) 64:25 years (17) 13:5;16:7, 24;18:20;20:22;22:2; 23:17;37:6;73:20; 75:22;84:3;86:23; 94:4,10;104:4,5,22 Yorkship (5) 6:11; 17:24;18:9,11;22:16 young (8) 16:13; 52:13,18;57:18,23; 64:25;67:21;85:8 younger (1) 59:6 YOUSAF (16) 44:9, 12,18;45:23;47:20; 48:18;49:6;51:15; 53:1,7,18;54:22; 55:25;56:7,21;62:17 YOUSAFE (1) 53:11 Yousaf's (1) 55:14 youth (3) 65:3,11; 79:10 Z zone (1) 45:2 Zoning (18) 4:2;5:19; 7:14;8:9,11;18:12; 33:3,14,16;39:21; 40:25;45:7,7,18,19; 55:9;63:19;81:24 0 08083 (1) 26:21 08101 (1) 49:21 08105 (1) 63:15 08520 (1) 25:8 1 1 (1) 4:6 1.25 (1) 86:8 10:00 (1) 21:16 10-year (1) 13:2 11 (3) 66:13;69:25; 70:7 1165 (1) 7:13 12 (1) 66:9 1297 (7) 27:22;28:8, 10,11,19,19;39:14 1299 (11) 6:18;26:7; 27:2,22,25;28:9,11, 14,18;29:6;39:14 13 (1) 66:10	15 (2) 94:4,10 1505 (4) 6:8;11:19; 12:16;16:2 1701 (1) 81:24 1750 (2) 93:6;100:3 1750-1754 (3) 7:1; 92:19;93:12 1754 (1) 100:3 18 (1) 77:2 19 (1) 9:1 1957 (1) 13:8 1978 (2) 9:7;10:15 1st (1) 13:3 2 2,800 (1) 84:24 20 (9) 44:14;45:3; 73:19;76:3;94:4,10; 104:4,5,22 2000 (1) 46:8 2006 (1) 96:15 2016 (2) 27:20;38:19 2019 (1) 32:16 202 (1) 81:22 2024 (1) 13:3 2025 (3) 4:6;5:21; 81:22 223 (1) 52:12 227 (1) 49:20 24 (1) 80:23 25 (2) 18:20;81:11 26 (1) 80:24 27 (1) 63:12 2730 (7) 6:22;62:21, 24;83:16;84:6;91:21; 92:14 2733 (5) 6:22;62:22; 83:18;84:10;92:15 27th (1) 81:22 2810 (6) 6:14;24:21; 44:20;56:25;57:11; 59:19 2812 (4) 6:14;44:20; 57:1;60:17 2822 (1) 63:14 2961 (5) 6:11;17:23; 18:8,11;22:16 2-bedroom (1) 15:10 3 30 (4) 73:19;76:6; 84:3;86:23 30-minute (1) 76:4 35 (1) 39:6 36 (1) 63:16 36-inch (1) 73:2 3-bedroom (2) 8:16, 19 3rd (1) 7:9	4 40 (2) 37:6;73:21 40:55D-70 (1) 44:24 401 (1) 12:21 442 (3) 7:4;102:12; 103:18 45 (1) 25:7 5 50 (1) 39:3 501c3 (2) 27:19;33:1 543 (1) 7:10 6 6 (1) 26:20 600 (6) 6:5;7:18;8:2, 6,10;10:9 61 (1) 8:11 68 (6) 8:20;10:13; 12:24;13:5;16:7,24 6-minute (1) 54:11 6th (1) 95:21 7 7:45 (1) 106:25 728 (1) 103:11 78 (1) 9:6 793 (1) 8:11 7th (5) 6:5;7:18;8:6, 10;10:9 8 8 (1) 42:16 8,000 (1) 80:18 825 (1) 8:13 83 (1) 79:23 83-by-106 (1) 81:10 872-230F (1) 48:3 8-by-13 (1) 50:21 9 901 (1) 7:9 909 (1) 7:9
--	---	--	---