

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

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
January 5, 2026

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CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT

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Monday, January 5, 2026

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

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

- DARNELL HANCE, CHAIRMAN
- GUY STILL, VICE-CHAIRMAN
- 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
- ROBERT HUNTER, P.E., BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS

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1 CHAIRMAN HANCE: Good evening and welcome
2 to the Zoning Board of Adjustment regular schedule
3 meeting of January 5, 2026. Reading of the Sunshine
4 Law: In conformance with the Sunshine Law of New
5 Jersey, notice of this meeting was posted in the
6 Municipal Clerk's Office on Monday, January 5, 2026.
7 Roll call.

8 MR. EINGORN: I will take the first roll
9 call of 2026. Chairman Hance.

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-Chairman
12 Still.

13 VICE-CHAIRMAN STILL: Here.

14 MR. EINGORN: Ms. Merricks is absent.
15 Ms. Alston is absent. Ms. Nunez is absent.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Here.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Here.

20 MR. EINGORN: And Ms. Mason.

21 MS. MASON: Here.

22 MR. EINGORN: Very good.

23 The first order of business is going to
24 be our Reorganization. I need a motion to appoint
25 Darnell Hance as temporary Chairman.

1 VICE-CHAIRMAN STILL: Motion.

2 MR. EINGORN: Do I have a second?

3 MS. MASON: Second.

4 MR. EINGORN: Thank you. Roll-call vote.

5 Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Rivera.

8 MS. RIVERA: Yes

9 MR. EINGORN: Ms. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: So moved.

14 I need a nomination for Chairman for
15 2026?

16 MS. MASON: I nominate Mr. Hance.

17 MR. EINGORN: We have a nomination for
18 Mr. Hance as Chairman. Do we have motion to elect
19 Mr. Hance as the Chairman for 2026?

20 MS. MOSS: Motion.

21 MR. EINGORN: And a second.

22 VICE-CHAIRMAN STILL: Second.

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

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Rivera.

2 MS. RIVERA: Yes.

3 MR. EINGORN: Ms. Moss.

4 MS. MASON: Yes.

5 MR. EINGORN: And Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: All right. So moved.

8 We need a motion to elect the

9 Vice-Chairman.

10 MS. MASON: I'll make that motion.

11 MR. EINGORN: To elect Mr. Still?

12 MS. MASON: Yes.

13 MR. EINGORN: Great. Do we have a

14 second?

15 CHAIRMAN HANCE: Second.

16 MR. EINGORN: We'll take a roll-call

17 vote. Chairman Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Ms. Rivera.

20 MS. RIVERA: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Ms. Mason.

24 MS. MASON: Yes.

25 MR. EINGORN: Great.

1 I need a motion to appoint Evita Muhammad
2 as the Board Secretary.

3 MS. MASON: I'll make that motion.

4 MR. EINGORN: Do we have a second?

5 VICE-CHAIRMAN STILL: Second.

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

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Rivera.

12 MS. RIVERA: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: And Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: So moved.

18 I need a motion to appoint as Board
19 Attorney the Law Firm of Dembo, Brown & Burns, LLP.
20 That is my law firm. Do we have a motion?

21 CHAIRMAN HANCE: I make the motion.

22 MR. EINGORN: Do we have a second?

23 VICE-CHAIRMAN STILL: Second.

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

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Rivera.

5 MS. RIVERA: Yes.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: And Ms. Mason.

9 MS. MASON: Yes.

10 MR. EINGORN: Lastly, I need a motion to
11 appoint as Conflicts Attorney for the Zoning Board,
12 CGO Law, PC. Do I have a motion.

13 VICE-CHAIRMAN STILL: Motion.

14 MR. EINGORN: Do I have a second?

15 CHAIRMAN HANCE: Second.

16 MR. EINGORN: We'll take a roll-call
17 vote. Chairman Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Rivera.

22 MS. RIVERA: Yes.

23 MR. EINGORN: Ms. Moss.

24 MS. MOSS: Yes.

25 MR. EINGORN: And Ms. Mason.

1 MS. MASON: Yes.

2 MR. EINGORN: Great.

3 Do I have a motion to adopt the minutes
4 for 2025?

5 CHAIRMAN HANCE: Motion.

6 MS. MASON: Second.

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

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Rivera.

13 MS. RIVERA: Yes.

14 MR. EINGORN: Ms. Moss.

15 MS. MOSS: Yes.

16 MR. EINGORN: And Ms. Mason.

17 MS. MASON: Yes.

18 MR. EINGORN: So moved.

19 All right. I'm going to read the list.
20 If you hear your name, let us know you're here by
21 saying 'here,' loud enough so we can hear you.

22 The first application on New Business
23 would be Chana Kanelnsky, 804 & 808 Haddon Avenue.

24 MS. KANELSKY: Here.

25 MR. EINGORN: Good evening, I have you

1 for that and the next one which is 2624 to 2626
2 Federal Street, Camden, LLC.

3 MR. EINGORN: Macedonia Baptist Church.
4 I saw counsel and we'll mark that present.

5 MR. NORMAN: Here.

6 MR. EINGORN: Faustino Henriquez, 444
7 Pfeiffer Street and 506 Pfeiffer Streets.

8 UNIDENTIFIED SPEAKER: I'm here on behalf
9 of them.

10 MR. EINGORN: Are you an attorney?

11 UNIDENTIFIED SPEAKER: I'm a realtor.
12 His attorney should be on his way.

13 MR. EINGORN: The attorney is on the way.
14 All right. We'll mark that present now.

15 Charly De La Cruz, 2823 Westfield Avenue.

16 MR. DE LA CRUZ: Here.

17 MR. EINGORN: Good evening. Ana
18 Sourcing, LLC, 925 N. 8th Street.

19 MR. PAUL: Here.

20 MR. EINGORN: Five Stars Contractors,
21 LLC, 724 Spruce Street.

22 MR. LAWANDY: Here.

23 MR. EINGORN: As you can see, we have
24 sort of a long list. Our Vice-Chairman has to leave
25 around 7:30ish so we're going to try to get our use

1 variances out of the way. And we also have our
2 Zoning Board Engineer. Why don't we swear you in.
3 Bob, would you raise your right hand.

4 - - -

5 ROBERT HUNTER, P.E., having first been
6 duly sworn/affirmed, was examined and testified as
7 follows:

8 - - -

9 MR. EINGORN: So that we can get Bob out
10 of here, let's take Macedonia Baptist Church, 812-814
11 Kaighn Avenue. We'll take that one first. Please
12 silence all cell phones. That would be greatly
13 appreciated. If you need to chat, please do it in
14 the hallway. This room has terrible acoustics and
15 you can hear everything.

16 Good evening, Counsel.

17 MR. NORMAN: Good evening.

18 MR. EINGORN: I'm sorry. One second,
19 please. I missed one order of business. If you're
20 here for any of the following matters, notice was
21 deficient and they won't be heard. It's 412 to 414
22 Pine Street. 1071 Magnolia Avenue. 941 Newton
23 Avenue. And 918 S. Broadway. If you're here for any
24 of those matters, note that they will not be heard
25 tonight. They did not properly notice and the Board

1 does not have jurisdiction. And after saying that, I
2 will turn it over to Mr. Norman.

3 MR. NORMAN: Good evening. How many
4 members do we have tonight?

5 MR. EINGORN: We have five tonight.

6 MR. NORMAN: We would respectfully
7 request a continuance so we could have a full
8 seven-member board. That's the one issue. The other
9 issue is, when this application was last before you
10 in November, at the November meeting, there was an
11 issue about an adjoining property that could be
12 utilized for parking. And it was under contract.
13 It's now -- the deed -- we have a copy of the deed.
14 We can enter into the record that the property that
15 has been acquired. And I've got 14 additional sets
16 to circulate for the Board.

17 And we also have a parking agreement with
18 Rock of Ages Worship Ministries at 1000 Chestnut
19 Street to allow for 15 spaces of overflow parking at
20 their property. And my client, I believe, can make
21 arrangements. It's not directly on-site but would
22 make transportation arrangements for any people that
23 are using the funeral home to transport -- to be
24 transported.

25 MR. EINGORN: Can we do at least do a

1 little bit of testimony tonight just so the Board has
2 an idea of what the parking arrangements is. And I
3 know you'd like to have a full-seven member Board.
4 We can't guarantee that obviously. But we can
5 guarantee that anybody who sits who hasn't heard it,
6 will read the minutes and be ready to go for the next
7 matter. But I at least want to get that into the
8 record so we can at least make a determination of
9 what else the Board might want to see in relation to
10 that parking.

11 MR. NORMAN: Fair question. In fact,
12 Mr. Seidel is here this evening. He's a licensed
13 professional planner. He will need to be sworn in
14 because at the last meeting, we had Bill Miller who
15 couldn't be here this evening.

16 MR. EINGORN: That's fine. Mr. Seidel
17 has been here a lot so we can accept him once he's
18 sworn in. Please raise your hand.

19 - - -

20 BRIAN SEIDEL, P.P., having first been
21 duly sworn/affirmed, was examined and testified as
22 follows:

23 - - -

24 MR. EINGORN: Mr. Seidel, you've
25 testified before this Board in the past and been

1 accepted by this Board in the past; is that
2 correct?

3 MR. SEIDEL: I have.

4 MR. EINGORN: Chairman, I'll submit that
5 he should be accepted.

6 CHAIRMAN HANCE: Yes.

7 MR. NORMAN: Okay Brian, I'll just hand
8 you the football and you can talk about how much
9 parking there is; your interpretation of the --

10 MR. EINGORN: Just briefly. We do have
11 some new Board members that weren't here when this
12 was previously before us in December of 2024. So if
13 you could just refresh the Board's recollection.
14 This is an application for a funeral home and an
15 existing church; is that correct?

16 MR. NORMAN: That is absolutely correct,
17 yes.

18 MR. EINGORN: Can you just explain a
19 little bit what the use is that's being requested at
20 this time?

21 MR. NORMAN: It's currently a church. It
22 was formerly a funeral home. The site was formerly
23 operated as a funeral home. So the idea is, it's
24 going to revert back to the prior use as a funeral
25 home. Now, the church -- the interesting thing is,

1 that the church can hold funerals. And this is
2 converting which probably you would have more people
3 at a funeral and a church than you would with this
4 change of use to a funeral home where the funeral
5 home is basically for embalming purposes, preparing
6 the deceased for the funeral, as well as they conduct
7 smaller sized ceremonies for the family members and
8 next of kin which precedes the actual funeral itself
9 which would be located off-site.

10 MR. EINGORN: So it is what you're saying
11 if I hear you correctly, that what the applicant is
12 adding is merely the body preparation services?

13 MR. NORMAN: And also -- the ceremony,
14 the viewing, that's very typical with funerals. I
15 believe the building has a seating capacity of 80.
16 But the testimony from the last meeting is, if it was
17 a larger funeral, it would be conducted -- they would
18 be conducted off-site. We could even agree to a
19 condition limiting the number of people who could
20 attend an event.

21 MR. EINGORN: I think the Fire Marshall
22 would determine that, right?

23 MR. NORMAN: Yes. Right.

24 MR. EINGORN: So the Board understands
25 what the applicant is requesting? Are there

1 questions regarding the use? Because I know people
2 weren't here before. We can go through the letter
3 but I want to hear what we have regarding the
4 parking. Because that was the big issue the first
5 time.

6 MS. MASON: I thought the first time was
7 the actual license. But I see that the license has
8 been submitted. So it wasn't a license first and
9 then it came back and then it was the parking, right?

10 MR. NORMAN: Yes. I believe we did
11 submit the information regarding the license, provide
12 the embalming services which would be an outside
13 agency approval anyway but we did submit that
14 information.

15 MS. MASON: Right.

16 MR. EINGORN: Okay. I guess there's no
17 other questions. About the parking.

18 MR. SEIDEL: Sure. So, again, Brian
19 Seidel for the record, professional planner. I think
20 we touched generally on the application over the use
21 aspect of the application here. One of the questions
22 is regarding the parking. The parking is provided
23 at the rear at the building. I believe in the
24 previous site plan that was provided with the
25 application, there were 13 parking stalls that were

1 provided at the back of the building.

2 Within these last two weeks or so, there
3 was a new set of plans that was submitted to the
4 Board to the Board with an alternative parking
5 layout. Basically the previous layout had a one-way
6 circulation. Essentially two separate drive aisles.
7 With the new configuration basically provides one
8 larger central drive aisle for two-way traffic. But
9 that does that allow us to increase the amount of
10 parking that's provided from 13 spaces previously up
11 to about 20 spaces right now. So it does allow for
12 an increase of the parking.

13 In terms of the overall parking
14 regulations, I did note in the City Engineer's
15 review, it did reference the standards for what I'll
16 call the traditional zoning ordinance regulations
17 which require, I believe, 77 parking spaces or so. I
18 think it's important to point out that this is in the
19 Gateway Redevelopment Plan. In the Zoning and Land
20 Use Regulations of Section 870-186 pertaining to
21 redevelopment areas, it does indicate, redevelopment
22 district areas have been so designated by the City
23 Council and are subject to the specific
24 redevelopment regulations for the particular
25 redevelopment area.

1 These specific regulations take
2 precedence over the underlying zone district
3 regulations. And also in the Gateway Plan on page 40
4 referring to supercedence: If any standards and
5 requirements called for this in this Redevelopment
6 Plan, differ in content from provisions set forth in
7 the zoning law, provisions of this plan shall
8 prevail.

9 Now, in the Gateway Plan, there are only
10 basically six categories of parking. They're very
11 generalized. A funeral home isn't called out
12 specifically in terms of the parking regulations.
13 And the use of a funeral home isn't permitted in the
14 underlying zoning district. But it is permitted in
15 the Gateway Plan. It's actually permitted in the
16 next block in the, I believe it's the CN Zoning
17 District -- I'm sorry -- the C-2 Neighborhood
18 Commercial Zoning District, funeral homes are
19 permitted.

20 I believe the parking regulations that
21 are provided in the Gateway Plan would take precedent
22 and be the guiding regulations for the application.
23 Those categories that are provided in the Gateway
24 Plan are and, for example, retail which would require
25 one space for 500 square feet of gross floor area.

1 So for this proposed building, that would require
2 three parking spaces.

3 Office is another category which is one
4 space per 1,000 square feet of professional space.
5 That would be a requirement of four parking spaces.
6 Restaurants which have a requirement of one space for
7 eight seats plus one space per three employees. If
8 we assume three employees here, that would be a
9 requirement of 13 parking spaces and theaters. One
10 space for eight seats which would require ten parking
11 spaces.

12 And then the last category other than
13 residential, would be institutions which has a
14 requirement of one space per 1,000 square feet of
15 institutional use which would be four parking spaces
16 or, one space per ten seats of public assembly.
17 Again, which gets us to eight parking spaces. So
18 while the parking may have been deficient when
19 comparing to the regular zoning ordinance, I believe
20 when it's applied to the parking standards of the
21 Gateway Plan, I believe what we're providing is more
22 than sufficient in terms of those regulations.

23 MR. NORMAN: How many spaces would he
24 Gateway Plan require?

25 MR. SEIDEL: I believe and worse case

1 scenario under the requirements of a restaurant,
2 obviously this isn't a restaurant, we would be
3 looking at 13 parking spaces. For a theater which
4 may be comparable, would be ten parking spaces. And
5 probably the most applicable, would be the
6 institutional category which would be the greater of
7 two categories based on 1,000 -- one space per 1,000
8 square feet or one space per ten seats. If we assume
9 80 seats of assembly, that would be a requirement of
10 eight parking spaces.

11 MR. NORMAN: In the nature of parking for
12 the use, the testimony at the last meeting was
13 basically the memorial services are conducted on
14 weekdays. Is there going to be any impact to the
15 neighborhood or Zone Plan from the granting of any
16 variance -- for parking variances required?

17 MR. SEIDEL: No, I don't believe there
18 will be. There is available on-street parking on the
19 opposite side of the street of Kaighn Avenue. I
20 believe there's also parking that's available on 9th
21 Street.

22 MR. NORMAN: Would even the parking
23 variance criteria, wouldn't that be subsumed in part
24 based on the granting of the use variance, the
25 contemplation of the granting of the use variance?

1 MR. SEIDEL: It would, yes. And even the
2 comparison if this were operating as a church, and
3 this were considered to be an institutional use, I
4 believe the parking that's being provided, would
5 comply with the regulations for an institutional use.

6 MR. NORMAN: Would there be any detriment
7 in granting any variances to the neighborhood or the
8 Zone Plan?

9 MR. SEIDEL: I don't believe so. Again,
10 the plans that the Board has recently received, have
11 been redesigned to increase the parking from, again,
12 13 spaces previously up to the 20 spaces that are
13 provided.

14 MR. NORMAN: And you received information
15 today that there may be an ability to provide 15
16 additional off-site parking spaces at another church,
17 as well as that additional property had been
18 acquired. Could that be a source of any supplemental
19 parking as the Board may require?

20 MR. SEIDEL: Absolutely, yes.

21 MR. NORMAN: With that unless the Board
22 has any questions.

23 MR. EINGORN: So, Counsel, you provided
24 me with a written agreement and a deed. I don't know
25 if you want to enter these into the record.

1 MR. NORMAN: Yes.

2 MR. EINGORN: So let's mark the Rock of
3 Ages Ministry Parking Agreement as Exhibit A.

4 (Whereupon Exhibit No. Exhibit A, Rock of
5 Ages Ministry Parking Agreement, was marked for
6 identification.)

7 MR. NORMAN: Okay.

8 MR. EINGORN: And we'll mark the deed as
9 Exhibit B.

10 (Whereupon Exhibit No. Exhibit-B, Deed,
11 was marked for identification.)

12 MR. EINGORN: Starting with Exhibit A, do
13 you want to tell the Board about this -- is this the
14 parking agreement you referenced for 15 spaces
15 off-site?

16 MR. NORMAN: Yes. It is my understanding
17 that it's not adjoining. It's not close. It's a
18 little bit of a walk but it could be means for
19 providing transportation. That could be a service to
20 anyone who parks in that lot that the applicant would
21 provide transportation to the funeral home for the
22 service.

23 MR. EINGORN: And then the deed.

24 MR. NORMAN: And the deed which --

25 MR. EINGORN: So for the new --

1 MR. NORMAN: -- is Lot 75. Brian, could
2 you give the Board some testimony as to the location
3 of this lot and how it might potentially have some
4 use for additional parking?

5 MR. SEIDEL: Sure. So the lot that we're
6 discussing, the main property, has an address of
7 Kaighn Avenue and that lot with the proposed parking
8 at the rear of the building, stretches to the rear of
9 the lot on Liberty Street. And it's adjoined by 8th
10 Street to the east and 9th Street to the west.

11 The additional lot, Lot 75, I believe
12 that was purchased and provided as part of the deed
13 here, is basically the frontage on Liberty Street
14 adjoining property on Liberty Street which would
15 afford the potential for additional parking and
16 either angled parking or parallel parking within that
17 parcel as well.

18 MR. EINGORN: So is the applicant
19 proposing to develop that as part of this
20 application?

21 MR. NORMAN: Only if the Board thinks
22 it's a good idea. We would agree that that
23 absolutely would require a continuance because
24 it wasn't listed or noticed as part of the
25 application. So we would have to amend our

1 application to include it.

2 MR. EINGORN: Does the Board understand
3 what he's suggesting; that counsel is suggesting
4 which is, the Board would like to Lot 75 developed as
5 additional parking, they would need notice for that
6 and amend their application to provide, obviously, a
7 new site plan and other related documentation?

8 So does the Board -- so would the Board
9 like to consider that parking situation now before
10 they go any further so that we don't have to spend
11 any more time potentially on this application?

12 Does the Board want to vote on whether or not Lot 75
13 should be developed as part of this application?

14 CHAIRMAN HANCE: Yes.

15 MS. MUHAMMAD: Would you be able to do a
16 demonstration from there with the -- to show them the
17 parking; to show them the spaces that you already
18 have with the potential lot? Because I see them
19 looking at it as I'm trying to ask the question.

20 MR. SEIDEL: Sure. Can I approach? And
21 your question?

22 MS. MUHAMMAD: Just to show the Board
23 exactly --

24 MR. SEIDEL: The parking?

25 MS. MUHAMMAD: Yes.

1 MR. SEIDEL: Okay. Sure. So here's the
2 sketch of the site plan that was provided, Kaighn
3 Avenue at the front; building located here. The
4 heavier line represents the outline of the parcel in
5 question. And the parking that's shown at the back
6 of the building, are the 20 spaces that I had
7 referenced previously.

8 The additional lot that was discussed
9 here this evening is for this Lot 75 which is this
10 corner lot here between the proposed parking or the
11 existing parking area. What's shown is the proposed
12 parking lot and the intersection of Liberty Street
13 and 8th Street. It would be that parcel in there.
14 So it would be an opportunity to provide either
15 angled parking or parking within that parcel between
16 the subject property -- the current subject property
17 that's part of the application and 8th Street.

18 MR. EINGORN: So one of the issues that
19 came up previously was that, next door to the
20 building itself is what was suppose to be developed
21 as a cafe. I don't know. I haven't been by there so
22 I don't know if it's operating yet or not. But as
23 far as that application --

24 MR. NORMAN: Five spaces.

25 MR. EINGORN: Right, five spaces were

1 granted by this applicant for them to use which is
2 very nice. But that was taken into consideration
3 when taking into account that, yeah, you may not have
4 enough parking. And so that's --

5 MR. NORMAN: Yes. I mean, I see where
6 you're going here. We can't rely upon those five
7 spaces for the cafe. They have to be reserved. We
8 get that. That was represented.

9 MR. EINGORN: Realistically, you have 15
10 spaces, right, --

11 MR. NORMAN: Right.

12 MR. EINGORN: -- available? And the
13 argument is 13 was the most that you would need under
14 the Gateway Plan; am I hearing that correctly?

15 MR. SEIDEL: I believe so, yes.

16 MR. EINGORN: Okay. Does the Board
17 understand that?

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: So they potentially do have
20 enough parking taking into consideration the redesign
21 of the parking lot in the back. So the Board should,
22 I guess, take a vote as to whether or not to table
23 this to consider the development or determine that
24 this is enough parking to move forward with the
25 application.

1 CHAIRMAN HANCE: I think it's enough
2 parking. The reason why, when someone passes, we
3 don't know who is going to show up. Okay? It could
4 10, 20 or nobody. So we can't foresee the parking.
5 But right now they have enough parking. I mean, it
6 would be wise to get more parking. Because once you
7 get popular, and if you're doing the job properly,
8 you're going to definitely need more parking.

9 MR. NORMAN: I mean, one of the options
10 is, there is the option because this is a use
11 variance, you could consider the granting of the use
12 variance to the bifurcation of the site plan. But I
13 must say I'm not a big dice-roller, but I don't want
14 to have to get five-out-of-five and then get a
15 surprise.

16 MR. EINGORN: Sure. In consideration of
17 that, that's why I posed discussing whether or not
18 you need to amend everything --

19 MR. NORMAN: Right.

20 MR. EINGORN: -- and come back. Right?
21 That way you know -- I mean, if you're determined to
22 not go forward to try to get an unanimous vote,
23 that's your decision. The issue is, are they going
24 to come back to develop that Lot 75. Because I don't
25 want you to come back and then go: Well, we didn't

1 see anything related to the additional parking. That
2 wouldn't be fair. Right?

3 CHAIRMAN HANCE: Right.

4 MS. MASON: So the parking is in Lot 72,
5 69, 73? And then no parking at --

6 MR. EINGORN: No, no. So the redesigned
7 parking as the applicant showed is this here. I
8 don't know that there's any proposed parking on Lot
9 72. The additional parking would be here on 75. And
10 they're discussing maybe angled parking or something
11 like that because that's along Liberty Street here
12 where the property ends on the back side. And then
13 obviously as we discussed, five of these spaces are
14 already designated for the cafe. But there is, if
15 you count these, there's 20 spaces as configured
16 including one for ADA parking.

17 MS. MASON: Understood. Thank you.

18 MR. EINGORN: One of the issues that is
19 being discussed is, is the applicant going to park
20 the commercial vehicles at this property? I'm
21 assuming there are hearses or other types of vehicles
22 related to funeral parlors. Are those going to be
23 parked at this property?

24 MR. NORMAN: I think that's a fair
25 question.

1 be on-site because the testimony -- I read the
2 transcript last week -- was that they do conduct
3 other -- they do do funeral services at other
4 locations and they subcontract out and do it at
5 other locations. So I don't think the vehicles
6 necessarily have to be parked on-site. But for an
7 actual ceremony, yes.

8 CHAIRMAN HANCE: Well, ceremonies,
9 usually the hearse is parked out in front of the
10 door. Public, on the street.

11 MR. NORMAN: Yes.

12 CHAIRMAN HANCE: So I say after the
13 ceremony, you can actually park it in the parking
14 lot. But usually when you go to a funeral --

15 MR. NORMAN: Yes. We could park it on
16 Lot 75. I mean, that is an option.

17 CHAIRMAN HANCE: It's usually parked in
18 the street until after the funeral ceremony. And
19 then you park it in the parking lot?

20 MR. NORMAN: Right.

21 CHAIRMAN HANCE: That's why I directed it
22 to him because he would know.

23 MR. SEIDEL: Just to comment on the
24 loading area, on the parking plan that was provided,
25 if I may.

1 MR. EINGORN: Sure.

2 MR. SEIDEL: At the rear of the building
3 the patched area is essentially what I call more of
4 the loading area. That is intended for those garage
5 doors in that area. So that's intended for those,
6 what I call, service vehicles or service parking to
7 utilize that area. So there is some area that's
8 provided on-site in that service area.

9 CHAIRMAN HANCE: So if you bring the body
10 back, it goes here. It comes to this area here?

11 MR. SEIDEL: That's correct.

12 MR. EINGORN: Now it's up to the Board to
13 decide because, obviously, they wanted additional
14 Board members to try to vote on this which is fine.
15 The issue is, are they going to come back with an
16 updated site plan and amend their application to
17 develop Lot 75? Or is the Board satisfied with the
18 parking as it is in its current condition?

19 MR. NORMAN: Mr. Eingorn, is it possible
20 that we treat the parking variance as a bulk
21 variance? It's not subject to the five-vote
22 requirement and then have a vote on the use
23 variance?

24 MR. EINGORN: Right. I mean, this is
25 more of a vote to table it and decide whether or not

1 you need to bring back additional --

2 MR. NORMAN: Understood.

3 MR. EINGORN: I don't think we're
4 weighing the actual merits of a variance at this
5 time. If that's acceptable?

6 MR. NORMAN: Yes.

7 MR. EINGORN: Is that okay with you,
8 Bob?

9 MR. HUNTER: I think that might be
10 putting the cart before the horse a little bit
11 considering the parking at this time. I think Board
12 feedback is perfectly reasonable. But to perform a
13 vote on that parking variance at this time, I think
14 it might be a problem.

15 MR. NORMAN: Understood.

16 MR. EINGORN: Right. My only concern
17 was, if they're going to come back, they need to know
18 whether or not they need to come back with an amended
19 application to develop this site. To come back and
20 then weigh it and then say, now you got to come back
21 again, I think is a little unfair. That's why I was
22 trying to get that information on the record, so
23 Mr. Norman knew exactly what to come back with at the
24 next meeting.

25 MR. HUNTER: I agree. I think that's --

1 at least that it's fair to the applicant to know
2 where the Board's thought process is. In the past, I
3 have been a part of applications that might consider
4 that additional lot, notice for it, and have quote
5 unquote ghost parking. If it becomes an issue
6 on-site or with the neighbors, you have the ability
7 to go and develop it. But it's not required as part
8 of the original conditions of the approval.

9 CHAIRMAN HANCE: Can we make it a
10 condition that he has to have that parking lot?

11 MR. EINGORN: Right. You could make it
12 condition of approval when he comes back to at least
13 have that available and remain open for parking,
14 sure. Is that what you're asking?

15 CHAIRMAN HANCE: Yes.

16 MR. HUNTER: It might even be a situation
17 where they don't have to construct it. However, if
18 the zoning officer is notified that there's a parking
19 issue on-site, well then, they have the ability to go
20 back. You have the tool to enforce the parking and
21 they have the ability to go back and construct it
22 without coming back for a site plan approval.

23 MR. EINGORN: Right. So what he's saying
24 is, they would come in with their site plan for that
25 parking but not actually develop it. So is that what

1 the Board is considering?

2 CHAIRMAN HANCE: I would consider that.

3 MR. EINGORN: Do you understand what's
4 being proposed?

5 MS. MASON: Yes.

6 MR. EINGORN: So as I understand it, it's
7 a motion to table with a request that the applicant
8 can come back with a plan for ghost parking on Lot
9 75. Is that correct?

10 THE BOARD: Yes.

11 MR. EINGORN: All right. Do we have a
12 motion to that affect?

13 VICE-CHAIRMAN STILL: Motion.

14 MR. EINGORN: Do we have a second?

15 CHAIRMAN HANCE: Second.

16 MR. EINGORN: Will you be ready in
17 February with that completely outlined to go? I
18 don't want to make you come back in February --

19 MR. NORMAN: I don't want to make a
20 promise I can't make or keep.

21 MR. EINGORN: So if we put you on in
22 March --

23 MR. NORMAN: That's better.

24 MR. EINGORN: -- then we'll be completely
25 ready to get this off the table.

1 MR. NORMAN: Yes.

2 MR. EINGORN: So the adjournment would be
3 to March with the understanding that the applicant
4 would come back with site plan for ghost parking on
5 Lot 75. All right. We'll take a roll-call vote.
6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Rivera.

11 MS. RIVERA: Yes.

12 MR. EINGORN: Ms. Moss.

13 MS. MOSS: Yes.

14 MR. EINGORN: And Ms. Mason.

15 MS. MASON: Yes.

16 MR. EINGORN: It's March 2nd.

17 MR. NORMAN: I appreciate the courtesy,
18 thank you.

19 MR. HUNTER: Mr. Norman, if your engineer
20 professionals need to discuss that layout or
21 anything, feel free to contact our office so we can
22 get this clean for March.

23 MR. NORMAN: We shall.

24 MR. EINGORN: I appreciate your insight.
25 That was a good call.

1 liability company but it's a single member?

2 MR. KANELSKY: Yes.

3 MR. EINGORN: And are you the sole
4 member?

5 MR. KANELSKY: Yes.

6 MR. EINGORN: Great. Are you prepared to
7 tell us about your application?

8 MR. KANELSKY: Yes. Maria Martinez is
9 here.

10 MR. EINGORN: Oh, you have a witness.
11 Ma'am, would you raise your right hand, please.

12 - - -

13 MARIA MARTINEZ, 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 MS. MARTINEZ: Maria Martinez, 759
20 Chestnut Street, Orange, New Jersey 07050.

21 MR. EINGORN: And Mr. Kanelsky, you're
22 calling Ms. Martinez as a witness tonight?

23 MR. KANELSKY: Yes.

24 MR. EINGORN: Ms. Martinez, you are ready
25 to tell us about the property?

1 MS. MARTINEZ: Yes. The current property
2 currently has two commercial spaces. It's currently
3 operating with nine units at the moment. We are
4 asking to increase to ten units. We have went
5 through the CCO resell process to be able to have all
6 these inspections done and everything. This is
7 really our last step is getting the zoning on the
8 property. This property does have parking in the
9 rear. As well, it's an empty lot at the moment. We
10 really don't have use for it. The only thing we have
11 there at the moment is a dumpster for the tenants
12 that are in the building.

13 So we were asking to be able to increase
14 as well as. We need a bulk variance for the parking
15 which we do have an empty lot. I believe that empty
16 lot is measuring about 36-by-80. So it can provide
17 approximately 10 to 12 parking spots there.

18 CHAIRMAN HANCE: So you want ten with the
19 commercial property lot also?

20 MS. MARTINEZ: We have the two
21 commercials in the front and then, yes.

22 CHAIRMAN HANCE: Okay. So you're adding?

23 MS. MARTINEZ: One.

24 CHAIRMAN HANCE: One?

25 MS. MARTINEZ: Yes.

1 MR. EINGORN: The denial letter --

2 MR. KANELSKY: Sorry. There's currently
3 nine apartments plus the two spaces. So 11 total.
4 And we're asking to add an additional residential
5 unit.

6 MR. EINGORN: The space that you're
7 proposing for the tenth unit, what is that now?

8 MS. MARTINEZ: Right now it was conjoined
9 with the event space so it was a separate unit in the
10 past when the drugstore used to be there. When the
11 drugstore moved in, they eliminated that. There are
12 separate meters and separate water heaters for that
13 separate unit already. And the tenant is currently
14 paying two PSE&G bills.

15 MR. KANELSKY: It used to be a WalGreens
16 in that space. I think they moved out about two
17 years ago prior to us purchasing the property.

18 MR. EINGORN: So is the testimony that
19 this was ten residential units and then Walgreens
20 took one of the units as part of its space?

21 MS. MARTINEZ: Correct. They took one of
22 the units and bought the space and they put like
23 refrigerators and stuff that the previous owner had.

24 MS. MASON: One of the commercial spaces
25 still is a convenience store?

1 MS. MARTINEZ: Yes, it's in the front.
2 So the front of the building has the actual
3 commercials. And in the back entrance, if you look
4 at the common area, there's a back entrance door that
5 is actually what leads to the units. So when you
6 first walk in, there is one unit on the lefthand side
7 that there's a tenant. And then the one that we're
8 proposing is the one that's suppose to be on the
9 right that was converted. When you walk to the
10 second floor, you have four units. The third floor
11 has four units as well.

12 MR. EINGORN: So I'm looking at the
13 second to last page of photographs for the Board's
14 convenience here. It looks to be two photographs of
15 the parking -- or three photographs, I'm sorry.

16 MS. MARTINEZ: Right. That's the lot.
17 We kind of tried taking the different angles.

18 MR. EINGORN: In this first photograph
19 here, is this the back of the building?

20 MR. KANELSKY: That is correct.

21 MR. EINGORN: And then this lot that's in
22 the foreground of the photograph, does that go all
23 the way to the rear street?

24 MR. KANELSKY: Yes.

25 MS. MARTINEZ: This here, is where the

1 path is on the second.

2 MR. KANELSKY: No. He's referring to
3 here. Yeah, it goes right to the back street. It's
4 kind of like a back road over there.

5 MR. EINGORN: Is there a curbcut on the
6 back side of the property?

7 MR. KANELSKY: Yes.

8 MS. MARTINEZ: Yes.

9 MR. KANELSKY: To drive into the parking,
10 yes.

11 MR. EINGORN: Are these both consoli-- is
12 it one lot or is it multiple lots?

13 MS. MARTINEZ: This here, if you're
14 talking about what's closest -- it looks like a
15 little lift, that's actually a different lot --

16 MR. EINGORN: No, no. I'm sorry. You
17 want to so I can show you?

18 MS. MARTINEZ: Okay.

19 MR. EINGORN: This appears to be the back
20 of the property?

21 MS. MARTINEZ: Correct.

22 MR. EINGORN: And then the foreground
23 here, this is like another lot maybe starting here.
24 I don't know where actually.

25 MS. MARTINEZ: This is actually the

1 entrance. I took the picture from the outside gates
2 so you can get a full view of the lots.

3 MR. EINGORN: And this is gated here?

4 MS. MARTINEZ: Yes. It's a chainlink
5 gate.

6 MR. EINGORN: Okay.

7 MR. KANELSKY: It's a chainlink around
8 the property.

9 MR. EINGORN: Around the whole thing?

10 MS. MARTINEZ: Yes.

11 MR. EINGORN: Is it two separate lots or
12 is it all one singular tax lot?

13 MS. MARTINEZ: It's one singular tax lot.
14 This is a separate lot --

15 MR. EINGORN: Yes. I'm not talking about
16 that.

17 MS. MARTINEZ: It's one. It's Lot 20.

18 MR. EINGORN: Great. So how many cars do
19 you think you can fit back here reasonably for
20 parking?

21 MR. MARTINEZ: Comfortably you could
22 do --

23 MR. KANELSKY: From here and then over
24 here. If needed extra people parking instead of
25 parallel would be parking straight behind each other.

1 You can probably do four cars back-to-back.

2 MR. EINGORN: So you have parking for
3 probably 16 total?

4 MS. MARTINEZ: Yes.

5 MR. KANELSKY: Yes.

6 MS. MARTINEZ: Comfortable 12.

7 MR. KANELSKY: Comfortable is 12 if
8 everyone wants to kind of back up and not look behind
9 them.

10 MR. EINGORN: And then the gate. So this
11 is gated off for just the residential tenants, I'm
12 assuming?

13 MS. MARTINEZ: This entrance here like on
14 the side, there's also an access like a fire access
15 so the tenants could come down the fire escape and
16 come through.

17 MR. EINGORN: So my question is, the
18 commercial properties, they wouldn't park in the
19 rear?

20 MS. MARTINEZ: No. They don't have
21 access.

22 MR. KANELSKY: No, they don't have access
23 to the back.

24 MS. MARTINEZ: They don't access to the
25 back.

1 MR. EINGORN: Understood. That was my
2 question. Great. Does the Board understand what is
3 being discussed?

4 THE BOARD: Yes.

5 MR. EINGORN: Does the Board have
6 questions about the request? I'm seeing some head
7 shakes.

8 CHAIRMAN HANCE: So I'm going to ask a
9 question. So you're saying that on the lefthand side
10 would be another apartment when you walk through the
11 hallway?

12 MS. MARTINEZ: When you walk in, it's
13 the right.

14 MR. KALENSKY: From the back on the
15 right. There's already a door. The entrance for the
16 commercial space, they come in from the front.

17 CHAIRMAN HANCE: Right.

18 MR. KALENSKY: You'll see there's roll-up
19 doors for the two commercial spaces. And then
20 there's an entrance just like there is one for A-1;
21 if you see on page one.

22 MR. EINGORN: So down that hallway, can
23 the store exit from that?

24 MS. MARTINEZ: They have their own exit.
25 There's a separate door for them. It's straight

1 ahead. So everything is separated.

2 CHAIRMAN HANCE: So you were saying
3 earlier that it was always an apartment anyway?

4 MS. MARTINEZ: Yes.

5 CHAIRMAN HANCE: And the store just
6 wanted that piece of landlock?

7 MS. MARTINEZ: Right. And then the
8 previous owner gave them pretty much storage.

9 MR. KANELSKY: You can actually see that
10 in the back of the building, the windows that were
11 for that apartment, they kind of closed it in. I
12 guess cause they had their refrigerator, whatever
13 that they didn't want anyone to see --

14 CHAIRMAN HANCE: Basically you're just
15 going to put it back the way it was?

16 MR. KANELSKY: Just put it back -- we
17 literally just need to throw up a wall.

18 CHAIRMAN HANCE: And the wall is for?

19 MR. KANELSKY: Just to separate the store
20 from the apartment.

21 CHAIRMAN HANCE: Okay.

22 MR. KALENSKY: And there's a bathroom.
23 Everything is --

24 CHAIRMAN HANCE: That's the only
25 construction to put the wall up to separate them?

1 MR. KALENSKY: Yes. And take down the
2 covering from the windows.

3 MR. EINGORN: I know I'm beating a dead
4 horse here. But just returning to my question.
5 The denial letter says this is Lot 18 and Lot 20.
6 There is the --

7 MS. MARTINEZ: There's two. It's Lot 18
8 is the actual building.

9 MR. EINGORN: Right.

10 MS. MARTINEZ: Lot 20 is the actual park
11 area.

12 MR. EINGORN: Okay. Got it. And so the
13 question is, how does the Board make sure that Lot 20
14 is used for parking to support Lot 18?

15 MR. KANELSKY: They're recorded on the
16 same deed.

17 MR. EINGORN: They're recorded on the
18 same deed.

19 MR. KALENSKY: They were purchased at the
20 same time from the owner and it's going to stay like
21 that on the same deed.

22 MR. EINGORN: Okay.

23 MS. MUHAMMAD: So just to be clear, just
24 because two lots are purchased together, that doesn't
25 mean that they're together. Normally a Deed of

1 Consolidation puts those properties together. Right?

2 MR. KANELSKY: Okay.

3 MS. MUHAMMAD: So that was the reason for
4 the question. But if you're saying that it's going
5 to be used on record for that parking and the Board
6 grants it as a condition that it stays that way,
7 that's different from it actually being consolidated
8 into one property.

9 MR. KALENSKY: I see. Okay.

10 MR. EINGORN: So you would agree --

11 MR. KALENSKY: Yes. We would testify
12 that we would keep it.

13 MR. EINGORN: And you would agree, as a
14 condition of approval, that Lot 20 would continue to
15 support Lot 18?

16 MR. KANELSKY: Yes.

17 MR. EINGORN: Understood.

18 MR. KANELSKY: And it's also -- besides
19 for the parking that it's used for, it's where the
20 trash is, there's really no other place to put a
21 dumpster.

22 MR. EINGORN: Does the Board have any
23 questions? No. All right. Let's open to the
24 public. Anybody in the public tonight that like to
25 be heard regarding the application of 2624 to 2626

1 Federal Street Camden, LLC? Hearing none and seeing
2 none, we'll close the public portion.

3 The Board has heard testimony regarding a
4 request for a use variance to add an additional
5 residential unit to the property and for a bulk
6 variance regarding the parking. The applicant says
7 that they have about 12 spaces to support the
8 property on Lot 20, the building on Lot 20.

9 The Board should ask any last questions;
10 do a discussion of the Positive and Negative
11 Criteria; and make a motion with the understanding
12 that a motion should be conditioned up the agreement
13 that Lot 20 be used to continue to support Lot 18.

14 VICE-CHAIRMAN STILL: I think continuing
15 to build infrastructure anywhere in the City is good.
16 They're not doing much different of putting up the
17 wall. But I do believe that the conditions are
18 necessary.

19 CHAIRMAN HANCE: I think it's a great
20 because it was already an apartment. So basically
21 what they're doing is changing it back to what it
22 was. It's minor construction. And it'll be a lost
23 space if they did use it for storage or something
24 which ain't happening. So I think it's best for the
25 building to go back to the way it was. They're

1 actually not changing anything. They're just putting
2 the wall up.

3 MR. EINGORN: Do we have a motion?

4 VICE-CHAIRMAN STILL: Motion with
5 conditions.

6 CHAIRMAN HANCE: Yes. Parking Lot 20.

7 VICE-CHAIRMAN STILL: Lot 20 to support
8 18, right?

9 MR. EINGORN: Do we have a second on the
10 motion?

11 CHAIRMAN HANCE: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Yes.

19 MR. EINGORN: Ms. Moss.

20 MS. MOSS: Yes.

21 MR. EINGORN: And Ms. Mason.

22 MS. MASON: Yes.

23 MR. EINGORN: Five in favor and none
24 opposed, the motion passes. Thank you.

25 We got to do all the use variance cases

1 first because Mr. Still has to leave. And all the
2 nonconforming use applications, they can be done with
3 four members.

4 MR. KANELSKY: I see.

5 MR. EINGORN: I'm sorry to push you off
6 but we're trying to get everything done.

7 So the next matter would be Charly
8 De La Cruz, 2823 Westfield Avenue.

9 MR. EINGORN: Good evening. Would you
10 raise your right hand, please.

11 - - -

12 CHARLY DE LA CRUZ, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MR. DE LA CRUZ: Charly De La Cruz, 2823
19 Westfield Avenue, Camden, New Jersey.

20 MR. EINGORN: Mr. De La Cruz is here
21 tonight seeking a use variance for conversion of a
22 commercial property to four apartments; is that
23 correct?

24 MR. DE LA CRUZ: Yes.

25 MR. EINGORN: And the property is located

1 at 2823 Westfield Avenue in an R-2 Zoning District.
2 It's currently commercial on the first floor with two
3 apartments on the second and third floor, correct?

4 MR. DE LA CRUZ: Yes.

5 MR. EINGORN: And you want to turn the
6 commercial space into two units?

7 MR. DE LA CRUZ: Yes.

8 MR. EINGORN: I'm showing you a document.
9 Did you prepare this document?

10 MR. DE LA CRUZ: Yes.

11 MR. EINGORN: Is this how you want the
12 first floor to look?

13 MR. DE LA CRUZ: Yes.

14 MR. EINGORN: The first floor apartments,
15 they'll be one bedroom each?

16 MR. DE LA CRUZ: Yes.

17 MR. EINGORN: Each with a kitchen and a
18 bathroom?

19 MR. DE LA CRUZ: Yes.

20 MR. EINGORN: Will they have separate
21 entrances to the outside?

22 MR. DE LA CRUZ: Yes.

23 MR. EINGORN: I'm showing you this
24 photograph here. Is this the property?

25 MR. DE LA CRUZ: Yes.

1 MR. EINGORN: Is there any off-street
2 parking, a driveway, a garage?

3 MR. DE LA CRUZ: They got a big parking
4 lot in the back for like seven cars.

5 MR. EINGORN: Is this photograph here, is
6 this the driveway?

7 MR. DE LA CRUZ: Two driveways.

8 MR. EINGORN: Two driveways. So on
9 either side?

10 MR. DE LA CRUZ: Yeah, both sides.

11 MR. EINGORN: And you said you could park
12 about seven cars?

13 MR. DE LA CRUZ: Yeah, in the back.

14 MR. EINGORN: All right.

15 MS. MASON: So it's already one apartment
16 in there?

17 MR. DE LA CRUZ: Yes.

18 MS. MASON: But the other space, you want
19 to turn it into three more apartments?

20 MR. DE LA CRUZ: Exactly.

21 MR. EINGORN: So you could park seven
22 cars in the rear but you also have the two driveways,
23 correct?

24 MR. DE LA CRUZ: Yes. I got two
25 driveways in the back right here.

1 MR. EINGORN: Right.

2 MR. DE LA CRUZ: You can fit like seven
3 cars in the back.

4 MR. EINGORN: In the back, right. But
5 you could probably fit more cars pulling into the
6 driveway too, correct?

7 MR. DE LA CRUZ: Yes.

8 MR. EINGORN: So you really have more
9 than seven spaces?

10 MR. DE LA CRUZ: Yeah, I got a big lot
11 too on the side and they got two entrances so I can
12 park on both sides.

13 MR. EINGORN: Right.

14 Does the Board understand what the
15 applicant is requesting?

16 MS. MASON: Yes. There's already
17 apartments there. Looks like it's already two
18 apartments there.

19 MR. EINGORN: Did you already do the
20 work?

21 MR. DE LA CRUZ: I didn't start yet.

22 MR. EINGORN: You didn't start yet?

23 MR. DE LA CRUZ: No. Because I need the
24 permit.

25 MR. EINGORN: It wouldn't be the first

1 time someone came here and said they already did the
2 work. I'm not accusing you of anything. I'm just
3 asking.

4 MS. MASON: This is what it is now,
5 right, or this was what it was?

6 MR. EINGORN: What floor is that?

7 MR. DE LA CRUZ: That's the floor in the
8 back.

9 MS. MASON: Right.

10 MR. DE LA CRUZ: When I bought the
11 property, there used to be like a --

12 MS. MASON: Right. So they already had
13 the two apartments there?

14 MR. DE LA CRUZ: Right.

15 MS. MASON: Okay?

16 MS. MUHAMMAD: Is there still any
17 commercial going on here?

18 MR. DE LA CRUZ: They used to be real
19 estate. So now I want to convert to --

20 MS. MUHAMMAD: So this is being converted
21 from -- even if this had been done by somebody else
22 right now, it was illegally done. Because I see
23 there's residential going on.

24 MS. MASON: Right.

25 MR. EINGORN: Any other questions?

1 CHAIRMAN HANCE: No.

2 MR. EINGORN: Open to the public?

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Anybody here tonight that
5 would like to be heard regarding the application of
6 the property at 2823 Westfield Avenue? Hearing none,
7 seeing none, we'll close the public portion.

8 The applicant is here tonight seeking a
9 use variance approval and a site plan waiver; is that
10 right?

11 MS. MUHAMMAD: That's what he said. He
12 explained that.

13 MR. EINGORN: It does appear that the
14 applicant has more than sufficient parking to support
15 the four units. So a bulk variance is likely
16 unnecessary. The Board should do a discussion of the
17 Positive and Negative Criteria and make a vote and
18 potentially a determination on the parking.

19 VICE-CHAIRMAN STILL: I think we've done
20 things like this before. And I think the major issue
21 is usually parking. Right?

22 MR. EINGORN: Correct.

23 VICE-CHAIRMAN STILL: And so this being a
24 big horseshoe, those who know the property, the
25 significant amount of parking doesn't really stop me

1 or make me hesitate in saying 'yes' to what's going
2 on because it's just plenty of parking there.

3 CHAIRMAN HANCE: I'm actually from that
4 neighborhood; grew up around there. Always has been
5 real estate. I was a little concerned about the
6 parking because there's a barbershop down the
7 street.

8 MR. DE LA CRUZ: I'm the owner of the
9 barbershop.

10 CHAIRMAN HANCE: You're the owner?

11 MR. DE LA CRUZ: Yeah. I'm the owner of
12 the other previous barbershop.

13 CHAIRMAN HANCE: I don't know if I can do
14 this or not. But why are your customers parking on
15 the sidewalks for the barbershop?

16 MR. DE LA CRUZ: I got a big --

17 CHAIRMAN HANCE: I know what you have.
18 Trust me. What I'm saying is, your customers are
19 parking in front of St. Joseph's School on the
20 sidewalk.

21 MR. DE LA CRUZ: I know people complain.
22 But sometimes and not my customers, the people living
23 across the street, they park over there. When the
24 people come to my barbershop, we complain. It's not
25 my fault.

1 CHAIRMAN HANCE: I'm not blaming you for
2 that. You answered my question.

3 MR. EINGORN: This is just for two
4 apartments and their commercial spaces. So he wants
5 four apartments. It seems like he has sufficient
6 parking to support to all four, right?

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: And so the question is,
9 does the Board want to grant him a use variance and
10 site plan waiver to convert the commercial spaces
11 into apartments?

12 CHAIRMAN HANCE: Okay. So there's plenty
13 of parking. I think been it has been empty for a
14 while.

15 MR. EINGORN: Sure. For the building
16 itself, you're not changing anything to the outside
17 of the building, correct?

18 MR. DE LA CRUZ: No.

19 MR. EINGORN: That's remaining exactly
20 the same?

21 MR. DE LA CRUZ: Everything is the same.

22 MR. EINGORN: Right. So that's why
23 you're requesting a site plan waiver, correct,
24 because nothing is changing?

25 MR. DE LA CRUZ: Nothing changing.

1 MR. EINGORN: Just the inside?

2 MR. DE LA CRUZ: Inside.

3 VICE-CHAIRMAN STILL: Like the Chairman
4 was saying, it has been empty for a while. Although
5 it was commercial before, it has been empty for a
6 while. And, you know, in our City we like to make
7 housing for people. And I think this is one of those
8 things that, like I said, parking will be the only
9 thing that makes me hesitate and there's plenty of
10 parking there to satisfy the request.

11 VICE-CHAIRMAN STILL: Motion to pass.

12 MR. EINGORN: So we have a motion to pass
13 a use variance and a site plan waiver. And is the
14 determination that there is sufficient parking to
15 support the use?

16 VICE-CHAIRMAN STILL: Right.

17 MR. EINGORN: Okay. Do we have a second?

18 MS. MOSS: Second.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Still.

23 VICE-CHAIRMAN STILL: Yes.

24 MR. EINGORN: Ms. Rivera.

25 MS. RIVERA: Yes.

1 MR. EINGORN: Ms. Moss.

2 MS. MOSS: Yes.

3 MR. EINGORN: And Ms. Mason.

4 MS. MASON: Yes.

5 MR. EINGORN: Five in favor and none
6 opposed, the motion passes. Congratulations and have
7 a good night.

8 MR. DE LA CRUZ: Thank you.

9 MR. EINGORN: The next matter is Ana
10 Sourcing, LLC, 925 N. 8th Street.

11 MR. PAUL: Good evening. Edward Paul
12 appearing on behalf of the applicant. We are seeking
13 a use variance to permit the use of an industrial
14 building that's been there for quite some time. Its
15 last use was an auto training facility. And we are
16 seeking to use it as a warehouse for repackaging and
17 distribution. We would need a use variance since its
18 actually an R-2 Zone. It's across the street from
19 the Mastery High School.

20 And I don't know if everybody has their
21 pictures. But here's the back of the building on 9th
22 Street. The high school is across the street. So
23 while there is residential around it, it has been a
24 commercial use for a long time. There is no
25 off-street parking; as well as they're looking for a

1 bulk variance. And there would be no changes to the
2 outside of the buildings so we're looking for a site
3 plan waiver as well. I have a couple of witnesses if
4 it pleases the Board.

5 MR. EINGORN: That would be great.

6 MR. PAUL: Ana Fisher, I'll have here
7 come up first. She's the founder of the company.

8 MS. FISHER: Hello.

9 MR. EINGORN: Good evening. Would you
10 raise your right hand, please.

11 - - -

12 ANA FISHER, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MS. FISHER: My name is Ana Fisher,
19 441 Newton Lake Drive, Collingswood.

20 MR. PAUL: Can you tell us about Ana
21 Sourcing?

22 MS. FISHER: Well, we've been in
23 business for 35 years. We are located in
24 Collingswood, New Jersey. We sell safety supplies to
25 the government. And can I tell you something

1 personal about me? Well, I came to this country from
2 the Dominican Republic a long time ago -- I won't
3 tell you how long because I don't want you to know my
4 age -- with a dream, the American Dream and thank God
5 I accomplished that dream.

6 Now, I want to give back and help
7 people. And we found this place and it was what we
8 were looking for. We needed more space. We needed a
9 bigger warehouse. And I would like to help people.
10 I'm from the Dominican Republic and I would like
11 to -- I know a lot of people say, oh, I want to give
12 back. But I want to give back because I made the
13 American dream. There's a lot of opportunity here
14 and I want to help people like some people helped me
15 even though it was hard.

16 But that's why I want to help people from
17 the school to hire part time. We are not going to
18 have our office there. It's just going to be just a
19 warehouse because we need a bigger place. That's it.
20 Do you have any other questions?

21 MR. PAUL: Is the business certified as a
22 minority woman-owned business?

23 MS. FISHER: Yes. I'm founder of the
24 business 35 years ago.

25 MR. PAUL: And you're presently in a

1 HUB Zone?

2 MS. FISHER: Yes, we are.

3 MR. PAUL: So you're certified and you
4 have to have a certain number of people, residents --

5 MS. FISHER: Yes.

6 MR. PAUL: -- from the community and you
7 intend to continue that certification if you could
8 come here?

9 MS. FISHER: Yes.

10 MR. PAUL: So that would require that a
11 percentage of the employees have to live in Camden?

12 MS. FISHER: Yes. And not only that, as
13 a minority, I would like to help people too.

14 MR. PAUL: Sure.

15 MS. FISHER: That's why.

16 MR. PAUL: So you're committed to hiring
17 residents from the City?

18 MS. FISHER: Yes. We already have some
19 minority people.

20 MR. PAUL: I think I'd like to -- your
21 son also works with you?

22 MS. FISHER: Yes.

23 MR. PAUL: And he's more familiar with
24 the day-to-day --

25 MS. FISHER: Yes. Now.

1 MR. PAUL: -- uses and plans?

2 MS. FISHER: Yes.

3 MR. PAUL: I'd like to have Edwin Fisher
4 come up and give us more details about the --

5 MS. FISHER: But I'm still his boss.
6 Okay?

7 MR. EINGORN: Very good.

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

10 - - -

11 EDWIN FISHER, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

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

17 MR. FISHER: Edwin Fisher, 614 Grant
18 Avenue, Collingswood.

19 MR. PAUL: Mr. Fisher, you heard your mom
20 describe the business. Can you give us a little more
21 details about what would happen at this warehouse if
22 are you able to get the use variance?

23 MR. FISHER: Yes. As my mother
24 mentioned, we specifically sell items to the federal
25 government, specifically, the DOD, the Defense

1 Logistics Agency. So essentially with this property
2 what we will be doing is repackaging certain items to
3 military specifications. The government requires
4 certain products to be in certain boxes and put
5 certain labels. So our plan with this building is to
6 have different team members with our staff to be able
7 to do that work here at this facility.

8 MR. PAUL: What would the hours and days
9 of operation be?

10 MR. FISHER: Yes, we work Monday through
11 Friday eight to five.

12 MR. PAUL: How many employees do you
13 expect to work there?

14 MR. FISHER: Yes. Currently we would
15 have three employees that would move to the
16 facility. But as we grow we could expect eight to
17 ten employees.

18 MR. PAUL: And do you have an internship
19 program?

20 MR. FISHER: Yes, we have an internship
21 program. It's an acronym MSH, Make Success Happen.
22 We've actually had three interns who live in Camden
23 and they went through the program not knowing
24 anything about our industry. It's a unique type of
25 industry. They are now all working full-time in

1 different aspects of the business serving our
2 customers.

3 MR. PAUL: Have you spoken to the
4 school --

5 MR. FISHER: Yes.

6 MR. PAUL: -- across the street about your
7 program?

8 MR. FISHER: Yes. We had a sit-down
9 meeting, myself and my mother, with Mastery High
10 School. We wanted to tell them, hey, this is our
11 plan; it's what we're trying to do; we want to keep
12 you involved. We wanted to get some of their input.
13 So we actually got a letter from them.

14 MR. PAUL: And you received a letter
15 today from them?

16 MR. FISHER: Yes.

17 MR. PAUL: If it pleases the Board,
18 I have a copy of that for everyone.

19 MR. EINGORN: Thank you. We will mark
20 this as Exhibit A.

21 (Whereupon Exhibit No. A, Letter from
22 Mastery Charter School to the Camden City Zoning
23 Board of Adjustment, was marked for
24 identification.)

25 MR. PAUL: Tell us a little bit more

1 about your internship program, how that works?

2 MR. FISHER: Yes. Essentially as was
3 mentioned we are in a HUB Zone-approved company by
4 the SBA. It's a federal certification. And with
5 that certification, we need to have 35 percent of our
6 work staff be living in the HUB Zone. Camden, the
7 majority of the City, is a HUB Zone. So we bring
8 different interns within the City and we want to work
9 with different schools. We've also worked with
10 Rutgers in the past. We got an intern from there as
11 well.

12 But essentially, we bring them in and we
13 want to teach them about the business; we want to
14 hire talent because there's a lot of opportunities
15 within our company. As I mentioned, it is a
16 unique-type niche industry servicing the federal
17 government. And there's a lot of learning that needs
18 to be done within this business and that's what we
19 take the time to invest in with our team members.

20 MR. PAUL: So would you also be able to
21 utilize the students from across the street?

22 MR. FISHER: Yes, we would like to be
23 able to as we grow, as I mentioned, eight to ten
24 potential team members, employees. We want, in a
25 partnership with Mastery, bring in students from the

1 school and have a formalized internship program with
2 them. So each year we're getting new students
3 learning and potentially hiring them full-time to
4 work at Ana.

5 MR. PAUL: And have you had anybody
6 that's advanced from your internship program to take
7 the job with the company?

8 MR. FISHER: Yes. As I mentioned, we
9 have three full-time team members making well over
10 minimum wage.

11 MR. PAUL: So initially, how many
12 students would you project to work there in the first
13 couple of years?

14 MR. FISHER: I would say we would start
15 with three to four. With the facility we can take on
16 more orders. Right now at our facility, we're too
17 small.

18 MR. PAUL: And so the students would go
19 to school and then work after school? Is that how it
20 would work?

21 MR. FISHER: Yes. After school.

22 MR. PAUL: So if they have their own
23 vehicles they'd be able to park at the high school?

24 MR. FISHER: Yes. As the letter states
25 as we spoke to Mastery, they would allow students to

1 park in their parking lot.

2 MR. PAUL: Do you anticipate many cars
3 for employees?

4 MR. FISHER: At this moment we would have
5 three employees with vehicles. But as we grow, our
6 main point is to invest in the community and have the
7 local students and have the local neighborhood
8 potentially hiring to be able to work at our
9 facility.

10 MR. PAUL: Is there also public
11 transportation near about?

12 MR. FISHER: Yes.

13 MR. PAUL: And do customers generally
14 come to this location or is this primarily you are
15 shipping orders out?

16 MR. FISHER: Shipping orders out.

17 MR. PAUL: How often do you have to
18 deliveries or pick-ups of those orders?

19 MR. FISHER: So FedEx and UPS with their
20 day-to-day box trucks, show up every day. And we do
21 receive different larger box trucks three to four
22 times a week for orders coming and going out.

23 MR. PAUL: Have you spoken to those, the
24 common carriers that bring you stuff to find out if
25 they can use that loading dock that's already

1 there?

2 MR. FISHER: Yes. Our main common
3 carrier is Estes. You might be familiar with them or
4 see their trucks on the road. We brought them to
5 this facility and wanted to get their input. And
6 they said this is a facility that would have no
7 issues with deliveries.

8 MR. PAUL: But other than that loading
9 dock, is there any possibility of parking on this
10 site?

11 MR. FISHER: On this site there will be
12 street parking. And potentially within the loading
13 dock depending on the hours, you could potentially
14 park a car within that loading dock.

15 MR. PAUL: So basically if somebody looks
16 at the survey that we provided, the property line
17 basically it's the entire building. The only place
18 there isn't a building is that little spot where the
19 loading dock is parked at?

20 MR. FISHER: Yeah.

21 MR. PAUL: Do you expect to make any
22 changes to the outside of the building other than
23 repairs, if needed?

24 MR. FISHER: Yes. There would be some
25 improvements to the building potentially painting the

1 building. We're open to suggestions as well. If you
2 have any suggestions on a particular color, we'd
3 probably also ask maybe Mastery as well.

4 Also, we've discussed internally - and I
5 somewhat have a personal liking of murals in the City
6 of Philadelphia and I've noticed some murals in the
7 City of Camden as well - so potentially maybe getting
8 with a local artist. That would be kind of a neat
9 factor for this project.

10 MR. EINGORN: No construction, right,
11 just cosmetic?

12 MR. FISHER: Correct. For exterior,
13 correct, yes.

14 MR. PAUL: And then on the interior,
15 you're going to make, again, repairs as needed and
16 you're going to remove the automotive equipment that
17 was left there?

18 MR. FISHER: Correct.

19 MR. PAUL: And, of course, check the fire
20 alarms and sprinkler system to make sure that works
21 for your use?

22 MR. FISHER: Definitely?

23 MR. PAUL: Do you anticipate much
24 contact with the neighbors?

25 MR. FISHER: I do not know. Me and the

1 our warehouse program manager have walked through the
2 neighborhood just to get a sense of it. And also
3 we've driven in different hours. And the way the
4 building is facing, we don't see the neighbors behind
5 the building having an affect with our day-to-day
6 operations.

7 MR. PAUL: So most of the activity would
8 face the school?

9 MR. FISHER: Correct.

10 MR. PAUL: And that's Erie Street.

11 MR. FISHER: Yes.

12 MR. PAUL: Without having cars going in
13 and out of the auto facility, etc., it's probably a
14 less intense use?

15 MR. FISHER: Yes.

16 MR. PAUL: Because everything you're
17 going to do is going to be inside the building?

18 MR. FISHER: Yes.

19 MR. PAUL: And you're not proposing any
20 type of manufacturing use?

21 MR. FISHER: No.

22 MR. PAUL: I don't think I have anything
23 further unless the Board has anymore questions.

24 VICE-CHAIRMAN STILL: Are you currently
25 doing work on this building or no?

1 MR. FISHER: No.

2 VICE-CHAIRMAN STILL: So where are you
3 currently?

4 MR. FISHER: We're at 20 Richey Avenue in
5 Collingswood. Right by the Old Circle.

6 VICE-CHAIRMAN STILL: I got it.

7 MS. RIVERA: Have you spoken to other
8 high schools in Camden other than Mastery?

9 MR. FISHER: Let's see. I know a
10 coworker who started the MSH program was reaching out
11 to a handful of different high schools. I personally
12 have not, no. And that employee doesn't work for us
13 anyway.

14 MR. PAUL: By the way, this is a vacant
15 building. It has been vacant for some time?

16 MR. FISHER: Yes.

17 MS. MASON: Did you guys purchase --
18 you've actually purchased the building?

19 MR. PAUL: No, we're under contract.

20 MS. MASON: Under contract.

21 MR. PAUL: Contingent upon getting the
22 use variance.

23 MS. MASON: Understood.

24 MR. EINGORN: What kind of noise do you
25 anticipate?

1 MR. FISHER: Not much at all. I mean,
2 besides the delivery but we have no machinery. The
3 work is fairly easy work. It's labor intensive but
4 we're taking labels and putting them on different
5 boxes. I'll give you an example. The government
6 buys a Uvex glasses/goggles. It comes in a case of
7 12. They want all of those individually boxed. It's
8 just the way the government wants it so we obey. And
9 we go by our contract standards. So that's mainly
10 the work that we're doing, putting labels,
11 repackaging.

12 MR. EINGORN: You're not creating the
13 boxes; you're just taking the -- already-made boxes?

14 MR. FISHER: Correct. We don't
15 manufacture anything. Just a distributor for the
16 federal government.

17 MR. EINGORN: Any other questions for
18 Mr. Fisher?

19 CHAIRMAN HANCE: You talk about
20 partnership. What's the potential partnership or
21 collaboration not just with the school that's there
22 but the youth leagues that take place in those parks
23 over there?

24 MR. FISHER: We're open to it. Yeah.
25 We've tried -- so we want to get consistent interns.

1 We've had success depending on the time of the year.
2 Right? So we have don't currently a flow of interns
3 coming in which is a need right now.

4 VICE-CHAIRMAN STILL: I don't think
5 interns -- so it's more little leagues that take
6 place over there. But I see where you're trying to
7 connect with the community in a way that --
8 Workforce Development type of thing.

9 MR. FISHER: Yes.

10 MS. MASON: We're not in the -- to give
11 Positive and Negative Criteria so I don't have any
12 other questions.

13 MR. PAUL: Since there's no other
14 questions, I just reserve if there is something else
15 comes up but I have Lance Landgraf here, professional
16 planner. I can have him testify.

17 MR. EINGORN: Sure.

18 Would you raise your right hand, please.

19 - - -

20 LANCE LANDGRAF, JR., P.P., AICP, having
21 first been duly sworn/affirmed, was examined and
22 testified as follows:

23 - - -

24 MR. EINGORN: And you've been accepted?

25 MR. LANDGRAF: I have.

1 MR. EINGORN: Is your license in good
2 standing?

3 MR. LANDGRAF: Yes, sir.

4 MR. EINGORN: And you've been accepted by
5 this Board on a few occasions in the past, correct?

6 MR. LANDGRAF: I have. I see the Sixers
7 shirt here. I worked on the Sixers' sign at their
8 third training facility there. You can see that from
9 Philly real bright.

10 MR. EINGORN: Mr. Chairman, I suggest
11 that we accept Mr. Landgraf as a professional
12 planner.

13 MR. LANDGRAF: Thank you. So I'm a
14 professional planner in the State of New Jersey;
15 licensed as your attorney told you. I currently
16 practice down mostly at the shore. I'm the Director
17 of Planning at the CRDA in Atlantic City but I also
18 have my own practice L.B. Landgraf & Associates. I'm
19 currently the planner for the City of Brigantine and
20 have been doing this for 38 some years now. I
21 appreciate being recognized here.

22 Your one Board member was asking about
23 the Positives and Negatives. We are a d(1)-type
24 variance here. We're not a permitted use in this
25 zone. It's an R-2 Zone. The building, however, does

1 lend itself very well to this use. It was used for
2 manufacturing many, many years ago. Then it was
3 converted to the auto training facility; kind of a
4 votech; kind of a partnership there that they had.
5 And it has been vacant for quite some time. The
6 building started falling in disrepair; blighted
7 property. And the City really doesn't want to see
8 that. Any city doesn't want to see that.

9 You want to see buildings that are
10 viable, rehabbed and maintained and used for a
11 prosperous use. And that's what our client, Ana,
12 wants to do with this property. So in their mind
13 this site is very well-suited for this use. It's got
14 close proximity to the corridor of transportation
15 routes up and down the east coast. They can travel
16 their product to where it needs to get to rather
17 easily. The site itself has a loading zone that
18 works well for their sized trucks.

19 One of the things that Edwin mentioned
20 is, the activity that you're going to see is on the
21 Erie Avenue side, away from the residential part
22 because we are surrounded on the other two sides by
23 residential uses. And that's something that you want
24 to protect. There is an alley between us in the
25 back. It's not really used for parking. We're not

1 anticipating using it for parking. We have seen on
2 our site visits that cars do park back there; that
3 they might be the residents in the area using that.
4 Because nobody is in the building now to be using
5 those spaces.

6 So the first part of our criteria, we
7 talk about the site is particularly well-suited. And
8 I think we do fit that criteria. One of the things I
9 think we did mention already is that we are just
10 about three blocks from the public transportation
11 route. That's a key thing for local residents coming
12 to work. The other aspect is, this building does
13 take up the entire parcel. There is no room for
14 parking. The other uses there didn't utilize parking
15 on-site because it's just not available. So they
16 would be using the neighborhood for parking mostly in
17 Erie Street because that's the main drag there.

18 Some of the testimony and the partnership
19 with the high school across the street if there are
20 interns, they'll be able to stay in their lot and
21 just walk across the street and come over. And,
22 hopefully, they'll get some training and get
23 Workforce Development like you said on this site.

24 So the Positive and Negative Criteria
25 that we have to get into are the purposes of zoning

1 of the Municipal Land Use Law. So Purpose 'A,' to
2 encourage municipal action to guide appropriate use
3 and development of lands to promote public health,
4 safety, morals and general welfare. So from the
5 aspect of providing an adaptive reuse of this old
6 building, I think that certainly promotes the general
7 welfare of the City of Camden.

8 You've got a vacant structure that's been
9 there for a long time. It's going to start falling
10 in disrepair. Some people might like that green
11 color. I'm not a big fan of it so hopefully the
12 exterior facade comes back either with a nice mural
13 on it or just a new coat of paint to make it a little
14 more esthetically pleasing. Allowing the warehouse
15 as I said, along this corridor, allows them to have
16 access to major roadways to deliver their product and
17 get their prepackaged stuff delivered to them while
18 they break it up into smaller packaging. I think for
19 the first part we do promote Purpose 'A.'

20 And then Purpose 'G,' would be to promote
21 sufficient space in appropriate location. A lot of
22 the same themes here. We think this site is very
23 well-suited to this use. I think it's particularly
24 well-suited. The 14,000 square foot site or building
25 is allowing them to expand; to provide more product

1 to the federal government. They're in a much smaller
2 facility right now. And they would expand into this
3 to provide one more jobs in this area. And, again,
4 the adaptive reuse of this structure.

5 It's a short distance from this regional
6 truck traffic. And the truck routes that I've talked
7 about, allows them to gain better access to their
8 clientele. They currently operate in Collingswood in
9 a much smaller warehouse but they need to expand into
10 a larger building. We eliminate blight. This
11 assists in meeting both the public and private needs
12 and it provides sufficient space and appropriate
13 locations which is Purpose 'G.' Again, close to the
14 bus route which also provides a sufficient space and
15 appropriate location.

16 And then lastly, Purpose 'M,' to
17 encourage coordination of various public and private
18 procedures, shaping land development to lessening the
19 cost of the land; lessening cost of development and a
20 more efficient use of land. Taking an old building
21 is a very efficient use of land. And rehabbing that
22 and putting that business into that location. So
23 removing that blighted property and adding it back to
24 a viable use and viable business in your community is
25 certainly meeting that purpose.

1 And we get to the Negative Criteria. We
2 do -- any use has impacts so we are going to have
3 some impacts there. You're going to have new
4 employees coming into the neighborhood. So parking,
5 we are requesting a parking variance. We think the
6 parking is adequate in the neighborhood. The
7 scheduling there works very well. It's not on
8 weekends. So you won't have it when people are home.
9 All weekend you won't have the workers coming into
10 the site.

11 Erie Avenue is adequately sized for the
12 truck traffic that will be coming in and out. Both
13 the deliveries and the shipping out of the site, we
14 think that works very well with the property. So I
15 think, the negative impact that is there is going to
16 be limited based on the fact that we're going to use
17 Erie Avenue as our main source of access to the
18 property and not the alley in the back.

19 The extent and improvement to the
20 exterior will also be a positive to that character of
21 that neighborhood. The second prong of that is, we
22 will not impair the intent and purpose of the Zone
23 Plan or Zoning Ordinance. The site has been an
24 industrial-type use for many years. We're just kind
25 of -- we want to create that. I think the

1 warehousing is actually less intense than both of the
2 previous uses that were on the site.

3 The manufacturing and the auto repair,
4 auto training facility would enable the building to
5 maintain a viable business in the City and actually
6 expand that business. They do want to expand.
7 They're going to start over with about three
8 employees. And they want to expand that up to ten
9 folks working from the community. That HUB
10 designation is critical to their being able to be in
11 this location and draw from this neighborhood to
12 bring folks in to work.

13 I had a chance to review your Master
14 Plan. That's one of the things we look at so we can
15 say we're consistent with that document. Your Master
16 Plan, City of Camden's Master Plan Parts 1, 2, 3 and
17 4, it's a long document pulling in those different
18 parts. But looking at Part 1, the following major
19 planning concepts are recommended to achieve a
20 dynamic city economy Part 1. And one of those is
21 maintaining an attractive job generating business.
22 We do that. And the second was preparing Camden's
23 Workforce in connecting workers with living wage
24 jobs. I think we meet that criteria as well.

25 Second under Recommendations and Economic

1 Development Part 2: Encouraging growth of small
2 businesses and minority businesses development in the
3 City. You heard the woman owner, the female owner of
4 the business talking about how she is a woman's
5 business-owned entity, as well as a minority-owned
6 business. Goal 2: To maintain and attract a
7 job-generating business in the City. We are creating
8 those jobs. They want to expand their workforce
9 here. Not a huge amount but small bites at the apple
10 is what gets that done. So that's what they're
11 looking at, training the City's youth in the careers
12 that they an actually make a living at. So that's
13 what they're looking at doing here.

14 I think for all those reasons, the use
15 variance can certainly be granted. In my opinion,
16 the (c) variances that we would need which are from
17 the majority, actually all of them are existing
18 nonconforming conditions. Minimum depth of front
19 yard, 10 feet, we have zero. Minimum aggregate width
20 of side yards, zero to 25. We have zero. The
21 building takes up the entire parcel. Minimum width
22 of each side yard, ten feet is required. We have
23 zero there as well. Building coverage is maxed out
24 at 60 percent. We have 100 percent if you cover the
25 whole parcel. The same with impervious coverage with

1 100 percent existing.

2 And the parking is existing. Any use
3 that goes into this building is going to need a
4 parking variance. There's no parking available on
5 the site. Again, we have a hopeful-shared services
6 agreement with the school across the street. If
7 there's students that come from that school, they can
8 certainly stay and leave their cars in that parking
9 lot. I think part of the reason that this site works
10 is, that helps certainly. But also the bus route
11 that's close by. It's literally 720 feet. Google
12 Maps is a wonderful tool. I didn't walk today. It's
13 too cold outside.

14 I think from that aspect and I believe
15 those variances can be subsumed into the d(1)
16 criteria that I've already spoken with you folks this
17 evening. So for all those reasons, I think these
18 variances can be granted in accordance with the
19 Municipal Land Use Law. And we hope you would
20 support our application tonight. If you have any
21 questions, I'm certainly available.

22 MS. MOSS: You said there's an alleyway
23 in the back?

24 MR. LANDGRAF: Yes, ma'am.

25 MS. MOSS: And that alleyway probably

1 serves as a parking spots for the homes on the other
2 side.

3 MR. LANDGRAF: I'm sure it does. Because
4 there was cars there the last time I went through
5 there and the building is vacant.

6 MS. MOSS: And you won't have any plans
7 on disturbing that --

8 MR. LANDGRAF: No, ma'am.

9 MS. MOSS: -- because the parking is an
10 issue with the City.

11 MR. LANDGRAF: Absolutely. We won't park
12 there. It's not wide enough to park and drive
13 through. It would be very tight to do that.

14 MS. MASON: Now, on Erie Street, you do
15 have, as you guys stated, have Mastery. Around like
16 2:30, three o'clock, it does get congested --

17 MR. LANDGRAF: It does.

18 MS. MASON: -- in that area with the
19 students being dismissed --

20 MR. LANDGRAF: With the pick-ups, yes.

21 MS. MASON: -- and pick-ups and the
22 busing. I try to avoid that area. I don't know as
23 far as like the FedEx truck or UPS, like is that
24 being considered around that congestion time when the
25 kids are leaving schools?

1 MR. FISHER: Within our purchase orders
2 there are certain vendors whether it's 3M, Dupont, we
3 can put notes for delivery times. And that's one of
4 the discussions I had immensely with our warehouse
5 program manager deciding. We don't want to go
6 through that puzzle of truck here, truck there. We
7 will say delivery times are between these hours.
8 Trucking companies need to respect that.

9 MS. MASON: There's always a bunch of
10 buses. Like I try to avoid that area there.

11 MR. FISHER: Understood.

12 MR. PAUL: And I think a lot of the UPS
13 drivers, the local guys that are in the same
14 neighborhood everyday --

15 MS. MASON: Exactly.

16 MR. PAUL: -- they know when they don't
17 want to be there. They make sure that they get those
18 deliveries before it gets crowded.

19 MS. MASON: Because right up the street
20 from there is one of our like a community center as
21 well. And so the kids are transitioning there as
22 well. And so it's a lot of activity. I know it
23 seems like it's wide but there is a time frame where
24 there's a lot of activity and we want to keep our
25 kids safe. They're walking so they're going from

1 Erie to 8th Street to 7th Street. So, again, just
2 keep that in mind.

3 And then the second thing, it's great
4 that you guys talked to Mastery. But Camden Lutheran
5 Housing is also right there in that area where you
6 have like the townhomes. I think it may be worth
7 even connecting with them as well. Just to kind of
8 interact with the community. Because it sounds good
9 that you're working with the kids. But I think as
10 far as the Workforce Development as well, having some
11 type of connection I think, as one of my colleagues
12 mentioned, with the neighbors and the way to be able
13 to connect with the neighbors is Camden Lutheran
14 Housing, Incorporated.

15 MR. PAUL: Makes very sense.

16 MR. EINGORN: Counsel, any closing
17 remarks?

18 MR. PAUL: No, I'll rest upon our written
19 submission and Mr. Landgraf's testimony. I don't
20 want to belabor anything. Unless there's any
21 questions.

22 MR. EINGORN: Any questions?

23 CHAIRMAN HANCE: No.

24 MR. EINGORN: Open to the public.
25 Anybody here tonight like to be heard on the

1 application regarding the property at 925 N. 8th
2 Street? Hearing none and seeing none, we'll close
3 the public portion.

4 The Board has heard substantial testimony
5 regarding the proposal for a use variance to permit a
6 warehouse for repacking boxes, a site plan waiver,
7 and then certain bulk variances including off-street
8 parking. The Board should do a discussion of
9 Positive and Negative Criteria and make a motion.

10 MS. MASON: The negative obviously is the
11 parking. But if you're starting off with just three
12 and then working with Mastery, maybe potentially work
13 with either the community center or Camden Lutheran,
14 it's all in walking distance. So maybe there's some
15 type of parking agreement you can have, you know, if
16 you were to make those types of partnerships.

17 But overall, I know the agency Respond
18 that had that property, when they were doing the
19 automotive, the manufacturing. And even across the
20 street they have like a cookie factory too that we
21 always used to get Camden Cookies from, all of that
22 has stopped. But they were staples of the community.

23 And so, you know, in hearing your
24 testimony, one of the positive things is that you
25 guys have already started that leg work and being

1 able to connect with the community and continue to be
2 a staple. That building obviously has changed as far
3 as what businesses are in there. But obviously, it's
4 something that's, again, connected to the schools,
5 connected to the communities. Respond was a staple
6 of community as well.

7 And so, you know, I think based off of
8 your testimony I think it's good. As long as you
9 guys are going to just work with the community and
10 allow for our folks to be able to have an opportunity
11 to work there, I think that is something that could
12 be good.

13 VICE-CHAIRMAN STILL: Thank you,
14 Ms. Mason, you took the words right out of my mouth,
15 community. Cultivating that community relationship
16 is really important. Especially when you are -- a
17 lot of your work you do is indoors, inside. Nobody
18 really sees you. Nobody knows what you're doing.
19 Those relationships are important.

20 MS. FISHER: And I know, a lot of people
21 say, I want to go back -- I want to give back to the
22 community. I am part of the community and I want to
23 help. That's why you get blessed, you have to bless
24 all the people.

25 VICE-CHAIRMAN STILL: So a motion to

1 pass.

2 MR. EINGORN: Okay. We have a motion to
3 pass. Do we have a second?

4 CHAIRMAN HANCE: Second.

5 MR. EINGORN: We'll take a roll-call
6 vote. Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Rivera.

11 MS. RIVERA: Yes.

12 MR. EINGORN: Ms. Moss.

13 MS. MOSS: Yes.

14 MR. EINGORN: And Ms. Mason.

15 MS. MASON: Yes.

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

18 MS. FISHER: Thank you.

19 MR. FISHER: Thank you.

20 MR. LANDGRAF: Thank you for your time
21 tonight. Happy New Year.

22 MR. EINGORN: You too.

23 Let the record reflect that Mr. Still is
24 exiting the building. We will take a five-minute
25 break then we're going to start at the top with

1 Mr. Kanelsky's two dash 68s.

2 - - -

3 (Proceedings are off the record.)

4 (Proceedings are back on the record.)

5 - - -

6 MR. EINGORN: Back on the record. We
7 will now take 804 Haddon Avenue. Good evening.

8 MS. KANELSKY: Good evening.

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

11 - - -

12 CHANA KANELSKY, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MS. KANELSKY: Chana Kanelsky, 814 Jerome
19 Avenue, Hillside, New Jersey 07205.

20 MR. EINGORN: Are you going to call
21 Mr. Kanelsky as a witness?

22 MS. KANELSKY: Yes.

23 MR. EINGORN; Very good. He's already
24 been sworn for tonight so we're good to go. Unless
25 you have something you want to add to the

1 application.

2 MS. KANELSKY: No.

3 MR. EINGORN: So we have tonight a
4 request for a Certificate of Nonconforming Use. Is
5 that all right for 804 Haddon Avenue?

6 MR. KALENSKY: Yes.

7 MR. EINGORN: And we have a preexisting
8 duplex; is that what it is?

9 MR. KALENSKY: Yes.

10 MR. EINGORN: And do you recall when this
11 was converted into a duplex? Do you have that
12 information?

13 MR. KALENSKY: We purchased it as a
14 duplex.

15 MS. MARTINEZ: Yes. It was purchased as
16 a duplex. According to the 1959 Card it was always a
17 duplex. We are presently using it as a duplex. And
18 we ask that we continue to use it as a duplex.

19 And just for the record, all of the CCO
20 inspections have been completed and approved with
21 this property as well. We're just missing a piece of
22 having zoning to be able to close out the process.

23 MR. EINGORN: Looking through the
24 photographs, there are two water heaters; is that
25 correct?

1 MS. MARTINEZ: Yes.

2 MR. EINGORN: And multiple electric
3 meters; is that also correct?

4 MS. MARTINEZ: Two meters in the front of
5 the home.

6 MR. EINGORN: I see them both. Does the
7 Board have questions?

8 CHAIRMAN HANCE: No.

9 MR. EINGORN: Open to the public?

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Anybody here tonight that
12 like to be heard on the application regarding 804
13 Haddon Avenue for a Certificate of Nonconforming Use?
14 Hearing none, seeing none, we'll close the public
15 portion.

16 The applicant is here tonight for a
17 Certificate of Nonconforming Use for a preexisting
18 duplex in the C-1 Zoning District. They've produced
19 a Tax Card showing it was a two-family dwelling
20 dating back to, I think it says, 1959. Questions for
21 the applicant? Motion?

22 CHAIRMAN HANCE: You said you purchased
23 it. How long ago was it purchased?

24 MR. KANELSKY: 2022.

25 MS. MARTINEZ: This is from 2023,

1 I believe, yes -- no, 2022. I apologize. 2022.

2 CHAIRMAN HANCE: And do you have tenants
3 also living there?

4 MS. MARTINEZ: Yes, we have tenants.

5 CHAIRMAN HANCE: Do we open to the
6 public?

7 MR. EINGORN: We already did that.

8 CHAIRMAN HANCE: Do we do the positive
9 and negative?

10 MR. EINGORN: Yes. It's not positive and
11 negative. It's whether or not the use -- whether or
12 not the applicant has demonstrated that the use has
13 preexisted the zoning ordinance.

14 CHAIRMAN HANCE: Yes, I do see two hot
15 water heaters, two electrical meters and two gas
16 meters here. Haddon Avenue has been around for a
17 long time. The building has been there forever.

18 CHAIRMAN HANCE: I'm glad that those are
19 actually occupied because that's a lot of them that
20 are empty.

21 MR. KANELSKY: Yes.

22 CHAIRMAN HANCE: That's a plus.

23 MR. EINGORN: Based on the production of
24 the Tax Card and demonstrating of the meters and
25 separate water meters, it appears that the applicant

1 has met its burden of proof. Do we have a motion?

2 CHAIRMAN HANCE: I make a motion that we
3 accept it as a duplex.

4 MR. EINGORN: Do we have a second?

5 MS. MASON: Second.

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

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: And Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: Four in favor and none
16 opposed, the motion passes.

17 MR. KANELSKY: Thank you very much.

18 MR. EINGORN: Thank you.

19 And now we have 806 Haddon Avenue.

20 Ms. Kanelsky is still back there. We'll take her
21 appearance from here unless you want to say
22 something?

23 MR. EINGORN: Ms. Kanelsky, are you the
24 owner of 806 Haddon Avenue?

25 MS. KANELSKY: Yes.

1 MR. EINGORN: Very good. And you're
2 bringing an application tonight for a Certificate of
3 Nonconforming Use?

4 MS. KANELSKY: Yes.

5 MR. EINGORN: Great. And are you going
6 to call Mr. Kanelsky and Ms. Martinez as witnesses?

7 MS. KANELSKY: Yes.

8 MR. EINGORN: Very good. Thank you so
9 much.

10 MS. MARTINEZ: This property as well is
11 currently being used as a duplex. We currently did
12 go through a CCO inspection. We are pending one
13 inspection pending a permit which will be granted
14 once we get zoning according to Code Enforcement.
15 This one is also having a 1959 Property Card. It
16 shows that it has always been a duplex. We are
17 currently using it as a Duplex and we ask that we can
18 continue to use it as a duplex.

19 MR. EINGORN: Any questions from the
20 Board?

21 CHAIRMAN HANCE: No.

22 MR. EINGORN: Open to the public?

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Anybody here tonight that
25 like to be heard regarding the application for the

1 property at 806 Haddon Avenue for a Certificate of
2 Nonconforming Use? Hearing none, seeing none, we'll
3 close the public portion.

4 The Board should do a discussion and a
5 motion. It does appear based upon production of the
6 Tax Cards and the photographs, that they meet the
7 burden of proof.

8 CHAIRMAN HANCE: Again, I see two
9 electrical meters, two hot water heaters, also gas.
10 Is this right next door?

11 MR. KANELSKY: Yes.

12 MS. MARTINEZ: Yes, it's right next
13 door.

14 CHAIRMAN HANCE: Again, Haddon Avenue is
15 coming back. It's way past due.

16 MS. MARTINEZ: Yes.

17 MR. KANELSKY: Yes.

18 CHAIRMAN HANCE: So I take my hats off to
19 you guys.

20 MR. KANELSKY: Thank you. We actually
21 have six properties on Haddon Avenue.

22 CHAIRMAN HANCE: You have tenants there
23 also?

24 MS. MARTINEZ: We do.

25 MR. KANELSKY: Yes. Actually, they're

1 redoing right now the water lines right in front of
2 our property. It broke up in the street and it's
3 part of a project that they're doing.

4 MS. RIVERA: It's a mess.

5 MS. MARTINEZ: Temporary.

6 MR. KANELSKY: It is a mess. But the
7 City needs it. Only one of our tenants between these
8 two properties has a car so we really haven't had
9 issues.

10 CHAIRMAN HANCE: I make a motion that we
11 pass as duplexes.

12 MS. MASON: I second.

13 MR. EINGORN: We'll take a roll-call
14 vote. Chairman Hance.

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Yes.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Yes.

20 MR. EINGORN: And Ms. Mason.

21 MS. MASON: Yes.

22 MR. EINGORN: Four in favor and none
23 opposed, the motion passes. Thanks guys. Have a
24 good night.

25 MR. KANELSKY: Thank you.

1 MS. MARTINEZ: Thank you.

2 MR. EINGORN: Next matter is Faustino
3 Henriquez.

4 UNIDENTIFIED SPEAKER: Here.

5 MR. EINGORN: You're not Faustino,
6 right?

7 UNIDENTIFIED SPEAKER: No. I'm the
8 realtor. I'm selling the property for him.

9 MR. EINGORN: I know. But the problem
10 is, you're not an attorney and you can't represent
11 him.

12 UNIDENTIFIED SPEAKER: I've been calling
13 the attorney the entire time I've been here tonight.

14 MR. EINGORN: I'm sorry. We're going to
15 hold you. Who is the attorney?

16 UNIDENTIFIED SPEAKER: Charles Izzo.

17 MR. EINGORN: He's a regular here. He
18 should know. So we're going to take Five Stars
19 Contractors, LLC. Please come forward.

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

22 - - -

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

1 rehab.

2 MR. EINGORN: Rehab. I'm sorry.

3 So the property is located in an R-2
4 Zoning District. And you want to construct a
5 single-family -- rehab a single-family dwelling;
6 is that correct?

7 MR. LAWANDY: Yes.

8 MR. EINGORN: Was it ever used as
9 anything other than a single-family home?

10 MR. LAWANDY: No.

11 MR. EINGORN: Did you take this
12 photograph?

13 MR. LAWANDY: Yes.

14 MR. EINGORN: Is it the building in the
15 middle, the white building?

16 MR. LAWANDY: Yes, the one in the gray.

17 MR. EINGORN: Very good. And if I turn
18 the page, is this the rear of the building?

19 MR. LAWANDY: Yes. Correct.

20 MR. EINGORN: Is this how it looks like
21 now?

22 MR. LAWANDY: Yes.

23 MR. EINGORN: Is this the back yard?

24 MR. LAWANDY: That's the back yard.

25 MR. EINGORN: Very good. What do you

1 plan to do with the building?

2 MR. LAWANDY: We just prefer to resell
3 it.

4 MR. EINGORN: You want to resell it?

5 MS. RIVERA: As-is?

6 MR. EINGORN: Are you doing work to the
7 property?

8 MR. LAWANDY: We finished the work.

9 MR. EINGORN: You finished the work?

10 MR. LAWANDY: Yes.

11 MR. EINGORN: Fully rehabbed?

12 MR. LAWANDRY: Fully rehabbed.

13 MR. EINGORN: You purchased this in a
14 single-family condition, right?

15 MR. LAWANDY: That's correct.

16 MR. EINGORN: Any questions for the
17 applicant? It certainly looks like a single-family
18 house.

19 Open to the public. Anybody here tonight
20 that like to be heard on the application of 724
21 Spruce Street? Since there's nobody here, we'll
22 close the public portion.

23 So we have a single-family house here and
24 an applicant who would like it to remain as a
25 single-family house, is requesting a dash 68 relief.

1 It certainly seems to meet this burden of proof.

2 Discussion and a motion.

3 MS. MASON: I mean, it's already --
4 you're rehabbed it and reselling it and making and
5 someone a homeowner. I think it's a good thing.

6 MR. LAWANDY: Thank you.

7 MR. EINGORN: Does that mean you're
8 making a motion?

9 MS. MASON: Yes. I make a motion to
10 approve the rehab, the new construction of a
11 single --

12 MR. EINGORN: To approve a Certificate of
13 Nonconforming Use?

14 MS. MASON: Yes.

15 MR. EINGORN: Great. Do we have a
16 second?

17 CHAIRMAN HANCE: Second.

18 MR. EINGORN: We'll take a roll-call
19 vote. Chairman Hance.

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Ms. Rivera.

22 MS. RIVERA: Yes.

23 MR. EINGORN: Ms. Moss.

24 MS. MOSS: Yes.

25 MR. EINGORN: And Ms. Mason.

1 MS. MASON: Yes.

2 MR. EINGORN: Four in favor and none
3 opposed, the motion passes. Congratulations, sir,
4 and good luck with your resell.

5 MR. LAWANDRY: Thank you so much.

6 MR. EINGORN: You're welcome.

7 All right, now back to Faustino
8 Henriquez. Sorry. Did you hear from Mr. Izzo?

9 UNIDENTIFIED SPEAKER: No. I've called
10 him multiple, multiple times.

11 MR. EINGORN: This is a person and you
12 can't as an attorney by law. And, therefore, I can't
13 let you go forward. I know you're prepared. You
14 look very prepared.

15 UNIDENTIFIED SPEAKER: I've been waiting
16 six months to sell this house and I can't.

17 MR. EINGORN: Sorry to hear this.

18 UNIDENTIFIED SPEAKER: I'll contact him
19 in person tomorrow. My name is Milady Batista.

20 MR. EINGORN: As a courtesy to everyone
21 involved, we will adjourn the matters for 444
22 Pfeiffer and 506 Pfeiffer Street, Faustino Henriquez
23 to the February meeting without further notice. This
24 will be notice of the adjournment. That way there's
25 no further costs involved with certified mailings.

1 MS. BATISTA: Thank you. Do we have to
2 do the mailings all over again?

3 MR. EINGORN: That's what I'm saying.
4 You don't have to do any of that. I just put it on
5 the record so that you don't have to do it.

6 MS. BATISTA: Thank you.

7 MR. EINGORN: Now we need a motion to
8 adjourn.

9 CHAIRMAN HANCE: Motion to adjourn.

10 MR. EINGORN: Do we have a second?

11 MS. RIVERA: Second.

12 MR. EINGORN: All in favor?

13 THE BOARD: Yays.

14 MR. EINGORN: So moved to adjourn.

15 - - -

16 *(Meeting concluded at 7:40 p.m.)**

17

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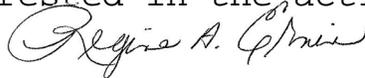
1 CERTIFICATION

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 

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