

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

City of Camden Zoning Board of Adjustment
March 2, 2026

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

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Monday, March 2, 2026

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Transcript of proceedings in the above
matter 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
- GARY STILL, VICE-CHAIRMAN
- KAREN MERRICKS
- YSABEL NUNEZ
- URSULA MOSS
- YANIECE SPENCER
- TAMEEKA MASON

- - - -

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

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1 VICE-CHAIRMAN STILL: Good evening ladies
2 and gentlemen. Welcome to the Zoning Board of
3 Adjustment regular scheduled meeting of March 2,
4 2026. Reading of the Sunshine Law: In conformance
5 with the Sunshine Law of New Jersey, notice of the
6 meeting was posted in the Municipal Clerk's Office on
7 Wednesday, February 25, 2026. Roll call.

8 MR. EINGORN: Chairman Hance is currently
9 absent but we expect him. Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Here.

11 MR. EINGORN: Ms. Merricks is absent.
12 Ms. Nunez.

13 MS. NUNEZ: Here.

14 MR. EINGORN: Ms. Rivera is absent.
15 Ms. Moss.

16 MS. MOSS: Here.

17 MR. EINGORN: Ms. Spencer.

18 MS. SPENCER: Here.

19 MR. EINGORN: Welcome to the Board.

20 MS. SPENCER: Thank you.

21 MR. EINGORN: And Ms. Mason.

22 MS. MASON: Here.

23 MR. EINGORN: Great.

24 Good evening, everyone. Welcome to the
25 Zoning Board of Adjustment regularly scheduled

1 meeting for March 2nd. We have a number of matters
2 on the list tonight. Just a reminder, if you have a
3 cell phone, please silence it. They can be
4 distracting and everybody wants their five minutes,
5 ten minutes of time without being interrupted.

6 The noise in this building, part of the
7 building, this room, carries pretty well. So if you
8 have to have a discussion with somebody, please take
9 it in the hall for the same reasons that we would
10 like you silence your cell phones. So before we get
11 to the list, I need a motion to approve the minutes
12 for January 5th and February 18th of 2026. Do we
13 have a motion?

14 VICE-CHAIRMAN STILL: Motion.

15 MR. EINGORN: And a second?

16 MS. MOSS: Second.

17 MR. EINGORN: Thank you. I'll take a
18 roll-call vote. Vice-Chairman Still.

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Moss.

23 MS. MOSS: Yes.

24 MR. EINGORN: Ms. Spencer.

25 MS. SPENCER: Yes.

1 MR. EINGORN: And Ms. Mason.

2 MS. MASON: Yes.

3 MR. EINGORN: Great. So moved.

4 I'm going to read the list. If you hear
5 your name, please let us know you're here and ready
6 to proceed.

7 (At which time, Chairman Hance arrives to
8 the meeting.)

9 MR. EINGORN: For the record, Chairman
10 Hance has appeared and we will mark him present just
11 in time for the reading of the list.

12 All right. First matter is Faustino
13 Henriquez, 444 Pfeiffer Street.

14 MR. IZZO: I'm here for Pfeiffer.

15 MR. EINGORN: Good evening. I'm assuming
16 you're here for the next one, 506 as well?

17 MR. IZZO: Yes, also for the 506 one.

18 MR. EINGORN: Great. What about Kyoko
19 Jones? Did I mispronounce that?

20 MS. JONES: Here.

21 MR. EINGORN: Is that okay?

22 MS. JONES: Yes.

23 MR. EINGORN: Good evening.

24 Mold Service, LLC, 318?

25 MR. HERNANDEZ: Here.

1 MR. EINGORN: Good evening. I'll mark
2 you present for both, 526 Cooper Street.

3 Air Homes, LLC, 2851 Tuckahoe Road.
4 Mr. Izzo, is that you?

5 MR. IZZO: Ready.

6 MR. EINGORN: Ahmed Cheikh, 640-642
7 Pine Street.

8 MR. IZZO: Ready.

9 MR. EINGORN: Global Future Enterprises,
10 LLC, 1826 Pershing Street.

11 MR. IZZO: We're ready on that.

12 MR. EINGORN: Jermaine Hatcher, 508 State
13 Street.

14 MS. JAMES: Ready.

15 MR. EINGORN: Good evening, Counselor.
16 Richard Stewart, 135 N. 28th
17 Street.

18 MS. STEWART: Counsel present. Ready.

19 MR. EINGORN: Good evening.

20 And last but not least, Roderick Wizzart,
21 346 Jackson Street.

22 MR. WIZZART: Present.

23 MR. EINGORN: Everybody is present and
24 accounted for. So before we get started, last month
25 we had an issue with some piping or steam vent or

1 something or other that rendered our ability to use
2 the room. So we couldn't use the room and we moved
3 everything. And so because of that, everything that
4 was going to be heard for February is now being heard
5 for March. And everything that was going to be heard
6 for March 2nd, is now going to be heard on March 18th
7 at a special meeting to take place here at 5:30 p.m.

8 The matters that are adjourned are as
9 follows: 1300 Thurman Street; 1809 S. Broadway;
10 1404 Princess Avenue. If you're here for any
11 of those matters tonight, they will be heard on March
12 18th at a special meeting.

13 The following applications were filed but
14 they were deficient. This was for the March 2nd
15 meeting: 113 Lakeshore Drive; 918 S. Broadway; and
16 1112 Jackson Street. That will not be heard tonight.
17 It was deficient.

18 The following two applications were
19 deficient for the February 2nd meeting: 808 Haddon
20 Avenue; 822 S. 5th Street. If you're here for any of
21 those, they will not be heard tonight either.

22 And then the following matters being
23 postponed to May 4th, this will be notice of that
24 postponement. There will be no further notice to the
25 public. That's for 2115 to 2121 Federal Street.

1 Again, this is the announcement of that notice for
2 the adjournment until May 4th. There will be no
3 further notice for that.

4 So with all of that handled, let's go
5 ahead and take Faustino Henriquez, 444 Pfeiffer
6 Street. Mr. Izzo?

7 MR. IZZO: The witness hasn't arrived.
8 They may have been confused about the 18th meeting.
9 A lot of people were postponed to the 18th. So I
10 don't if they're late.

11 MR. EINGORN: So do you want to adjourn
12 them -- do you want to wait a little bit?

13 MR. IZZO: Yes. Push that to the end,
14 please.

15 MR. EINGORN: Do you want to give them a
16 call and let them know and we'll call you back
17 after?

18 MR. IZZO: Yes. That's for both of the
19 Pfeiffer Street applications.

20 MR. EINGORN: All right. So then let's
21 take the next application which would be Kyoko Jones,
22 312 Mechanic Street.

23 MS. JONES: I've never done this before.

24 MR. EINGORN: That's okay. Everybody has
25 a first time.

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

3 - - -

4 KYOKO JONES, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

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

10 MS. JONES: KYOKO JONES, 312 Mechanic
11 Street, Camden, New Jersey, 08104.

12 MR. EINGORN: Ms. Jones has an appeal for
13 zoning dated December 22nd, 2025. And it states
14 that -- sorry. I'm having trouble reading it. Are
15 you the owner of the property at 312 Mechanic?

16 MS. JONES: Yes.

17 (At which time, Ms. Merricks arrived to
18 the meeting.)

19 MR. EINGORN: Great. And it's located in
20 the LI-1 Zone. And the applicant is seeking a Cert
21 of Nonconforming Use for the purpose of rebuilding a
22 destroyed structure?

23 MS. JONES: No. It's already existing.
24 I'm saying that if I have to make any kind of repairs
25 to it or if it gets destroyed, can I rebuild it as a

1 single-family dwelling? It has some upgrades that
2 need to done now too as well.

3 MR. EINGORN: So you have a single-family
4 house in the LI-1 Zone where a single-family is not
5 permitted. And you provided to us your appeal for
6 zoning. Did you take these photographs, ma'am?

7 MS. JONES: Yes.

8 MR. EINGORN: And the top one, this is
9 the front of the building?

10 MS. JONES: Yes.

11 MR. EINGORN: And the bottom one, this is
12 the back of the building?

13 MS. JONES: Yes.

14 MR. EINGORN: Great.

15 MS. JONES: I have my original deed but I
16 didn't know if you guys needed that. It's from
17 2007.

18 MR. EINGORN: I think we can work with
19 what we have. And then you don't want to give us
20 your original deed for sure. This is a survey; is
21 that correct?

22 MS. JONES: Yes.

23 MR. EINGORN: And did you hire Steven R.
24 Kelly to do this survey?

25 MS. JONES: Yes.

1 MR. EINGORN: Great. And it this shows
2 the property?

3 MS. JONES: Yes.

4 MR. EINGORN: Okay. And it shows a
5 two-story brick dwelling; is that correct?

6 MS. JONES: Yes.

7 MR. EINGORN: Do you know how old this
8 structure is?

9 MS. JONES: I don't roughly. It should
10 be on the deed. If you want me to look at it.

11 MR. EINGORN: I don't think the date of
12 the structure is going to be in your deed. But as
13 far as you're aware, this has always been a
14 single-family dwelling?

15 MS. JONES: Yes. From the young woman
16 that I purchased it from, Sherrell Jenkins and her
17 family, they have been the original owners for
18 quite some time of multiple properties that I
19 purchased from them. And it looks to me like a
20 preexisting single-family home. Does anybody on the
21 Board have questions?

22 CHAIRMAN HANCE: These are home besides
23 you here?

24 MS. JONES: They're lots that I purchased
25 as well. They all were on the same deed. When they

1 were surveyed, they were separated but I owned all
2 the lots around it.

3 CHAIRMAN HANCE: So there's only one
4 house there?

5 MS. JONES: Yeah, just one. In the rear
6 there's a garage on another lot. But that's in back
7 of it that I own all of those as well.

8 MR. EINGORN: You bought the whole
9 block.

10 MS. JONES: Trying to.

11 MR. EINGORN: All right. Any questions?
12 Open to the public?

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Anybody here tonight from
15 the public that would like to be heard on the
16 application regarding 312 Mechanic Street for a Cert
17 of Nonconforming Use for a single-family home?
18 Hearing none and seeing none, we'll close the public
19 portion. The applicant is here tonight seeking a
20 Cert of Nonconforming Use for a single-family home
21 within the LI-1 Zoning District.

22 The property existing here appear to be
23 residential and single-family in nature. And that
24 the testimony was that it was purchased from the
25 original owner. So the Board should do a discussion

1 as to whether or not they feel the applicant has met
2 the burden of proof for a Cert of Nonconforming Use
3 and then make a motion.

4 CHAIRMAN HANCE: Up by the front you can
5 see that his home has been here for a while; the
6 structure around the top of it.

7 MS. JONES: Yes.

8 CHAIRMAN HANCE: We go through this all
9 the time.

10 MR. EINGORN: So you think the evidence
11 produced is sufficient to demonstrate that this is a
12 single-family house that predated the enactment of
13 the zoning ordinance?

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Great. With that being
16 said, do you make a motion?

17 CHAIRMAN HANCE: I make a motion that we
18 accept.

19 MR. EINGORN: Do we have a second?

20 VICE-CHAIRMAN STILL: Second.

21 MR. EINGORN: We'll take a roll-call
22 vote. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Still.

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: Ms. Moss.

4 MS. MOSS: Yes.

5 MR. EINGORN: Ms. Spencer.

6 MS. SPENCER: Yes.

7 MR. EINGORN: And Ms. Mason.

8 MS. MASON: Yes.

9 MR. EINGORN: Great. Congratulations.

10 You have six in favor and none opposed. Your
11 application has been granted.

12 MS. JONES: Thank you.

13 MR. EINGORN: Mr. Izzo, you'll let us
14 know when you're ready to go on those two?

15 MR. IZZO: Yes.

16 MR. EINGORN: In that case, we'll take
17 Mold Service, LLC, 318 Clinton Street.

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

20 - - -

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

24 - - -

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MR. HERNANDEZ: Joshua Hernandez, 4414
3 Baker Avenue, Pennsauken, New Jersey.

4 MR. EINGORN: Mr. Hernandez, could you
5 tell us your position with Mold Service, LLC?

6 MR. HERNANDEZ: The owner.

7 MR. EINGORN: And you're the single
8 member, right?

9 MR. HERNANDEZ: Yes. You guys have the
10 same blueprint that I have.

11 MR. EINGORN: Yes. So we're looking for
12 a duplex. You would need bulk variances for lot size
13 and width and off-street parking; is that correct?

14 MR. HERNANDEZ: Yes.

15 MR. EINGORN: And I'm looking here at
16 what's been marked 2C-A. It looks like a proposed
17 floor plan; is that what you're looking at right
18 now?

19 MR. HERNANDEZ: Yeah, that's what I have
20 in front of me.

21 MR. EINGORN: All right. So tell me how
22 many bedrooms -- is this going to be an up and down?

23 MR. HERNANDEZ: Yes.

24 MR. EINGORN: How many bedrooms on the
25 first unit?

1 MR. HERNANDEZ: There's going to be two
2 bedrooms on the first and two bedrooms on the second.

3 MR. EINGORN: Two two-bedrooms. Got it.

4 MR. HERNANDEZ: Yes.

5 MR. EINGORN: Are they going to have
6 separate entrances?

7 MR. HERNANDEZ: Yes. And they have their
8 own egresses as well.

9 MR. EINGORN: So we have photographs.
10 I'm holding up a photograph that has multiple
11 buildings that look to be attached rowhomes. Which
12 one of these is the property in question?

13 MR. HERNANDEZ: The property towards your
14 right.

15 MR. EINGORN: The brick building here?

16 MR. HERNANDEZ: Yes.

17 MR. EINGORN: It looks to be a white
18 brick building?

19 MR. HERNANDEZ: Yes.

20 MR. EINGORN: And it has a sign on it
21 that says, Capital Realty?

22 MR. HERNANDEZ: Yes. I purchased that
23 property from them.

24 MR. EINGORN: And you took this
25 photograph?

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: Great.

3 MR. HERNANDEZ: I submitted photos of the
4 surrounding areas. The parking, the rear entrance to
5 the parking which is a small street. I submitted
6 photos of the street, the off-street-parking.

7 CHAIRMAN HANCE: Over here?

8 MR. HERNANDEZ: Yes. So that's parking
9 in the back. But someone, they're parked in front of
10 the gate there. So the property adjacent to it, it's
11 vacant as well. So it's just a random car.

12 MR. EINGORN: Is this the rear of the
13 building?

14 MR. HERNANDEZ: Yes.

15 MR. EINGORN: Just so the Board is aware,
16 this is the photograph I'm currently holding up. Is
17 this currently the condition of the property? Have
18 you made any improvements to protect it?

19 MR. HERNANDEZ: We have done some repairs
20 on it already. So I did get the permits approved
21 from the construction office. I didn't know that the
22 property was being used as a duplex when I purchased
23 it. It was so bad. The roof fell on itself. But we
24 did make the repairs and that's when I found the
25 separate entrances for the apartments and the

1 egresses.

2 The architect gave me new forms of egress
3 on the property which he's including fire escapes for
4 the second floor. Because currently the back portion
5 that fell on itself is like just a wall there. That
6 was the entrance. We have done stuff to prevent like
7 any further damage on the property.

8 CHAIRMAN HANCE: Did you put a new roof
9 up there?

10 MR. HERNANDEZ: We did, yeah. We put the
11 new roof on.

12 MR. EINGORN: I'm showing this photograph
13 here for the Board and the public. Is this a
14 preexisting garage?

15 MR. HERNANDEZ: That is the next door
16 neighbor's garage, yes.

17 MR. EINGORN: And the chain link gate, is
18 that your property?

19 MR. HERNANDEZ: That's where it is
20 exactly.

21 MR. EINGORN: Okay.

22 MR. HERNANDEZ: And I did submit photos
23 of the parking situation there.

24 MR. EINGORN: And so this photograph, is
25 this a preexisting curb cut?

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: And then is this a slab?

3 MR. HERNANDEZ: Preexisting fence.

4 MR. EINGORN: Behind the fence, is that
5 parking?

6 MR. HERNANDEZ: Concrete parking.

7 MR. EINGORN: Okay. That's concrete
8 parking?

9 MR. HERNANDEZ: Yes.

10 MR. EINGORN: How many vehicles can you
11 park?

12 MR. HERNANDEZ: The survey shows three.
13 He has like a small compact vehicle as the third
14 vehicle. But he did fit three in the back. The
15 survey should be attached. And there is off-street
16 parking in and there is an entrance in the back. I
17 provided photos for the off-street-parking. It is
18 its own totally separate like small street to get
19 through. I try to take as much photos. I'm sorry if
20 there's a lot of photos.

21 MR. EINGORN: It's better to have more
22 photos.

23 MR. HERNANDEZ: Than not enough, right?

24 MR. EINGORN: Yes. Absolutely.

25 And then the property itself, it shares a

1 wall on both sides?

2 MR. HERNANDEZ: It does. It does share a
3 fire wall, yes.

4 MR. EINGORN: And so the ability to make
5 the lot itself wider is impossible, correct?

6 MR. HERNANDEZ: No, it's not possible to
7 make it wider, no.

8 MR. EINGORN: As well as the lot size,
9 it's a preexisting building that was built as a
10 rowhome?

11 MR. HERNANDEZ: Yes.

12 MR. EINGORN: Okay. So are you alleging
13 that these are preexisting nonconforming conditions?

14 MR. HERNANDEZ: Yes. And it was being
15 used illegally as a duplex. But when I purchased it
16 and realized that it was I was like, let me just
17 bring it to the Board's attention. I think this
18 happened on another property, 1270 Liberty Street I
19 came for. And it was the same thing.

20 MR. EINGORN: Is it your plan to keep the
21 gate?

22 MR. HERNANDEZ: It is my plan to keep the
23 gate in the back for parking, yeah. Safety for the
24 tenants.

25 MR. EINGORN: Does the Board have

1 questions?

2 CHAIRMAN HANCE: So you want to turn both
3 of them into duplexes or?

4 MR. HERNANDEZ: Yeah. So the downstairs
5 is going to be its own separate apartment. And then
6 the upstairs is going to be its own separate
7 apartment. Currently, like I said, the entrances
8 were there. For the first floor, second floor. They
9 have two separate panels for each floor. It's pretty
10 much going to be changing the layout on the inside
11 and rehabbing it. But it's going to be a
12 two-bedrooms on the first floor and two bedrooms on
13 the second floor with its off-street parking that it
14 has.

15 MR. EINGORN: And my recollection is that
16 a duplex is a permitted use in the C-1 Zone. The
17 applicant is here for bulk variances, lot size, lot
18 width and off-street-parking. I brought the wrong
19 books. I don't have the ordinance on the parking but
20 I don't know if he needs spaces or four. Either way,
21 he's got three off-street parking spaces proposed.
22 And there's vacant property. So street parking
23 itself is probably somewhat available.

24 MR. HERNANDEZ: There is. I did submit
25 photos of some street parking, that you guys should

1 have, of the front of the home.

2 VICE-CHAIRMAN STILL: This one here?

3 MR. HERNANDEZ: Yes. My truck is the one
4 on the right in the back.

5 MS. NUNEZ: On the graph here it says
6 ground floor and then first floor. You mean first
7 and second?

8 MR. HERNANDEZ: First, yes, that was the
9 architect's error.

10 MS. NUNEZ: Does it have a basement
11 also?

12 MR. HERNANDEZ: It does have a basement
13 also. The basement has its own entrance too. But
14 the basement won't be available to the tenants.
15 They'll have their own utilities in their apartment.
16 So we put tankless water heaters in every apartment.
17 And then we put our separate subpanel in each
18 apartment.

19 And then the house has its own panel for
20 like the -- the parking lot lights are on my panel
21 for what I pay for electric. The outside light for
22 the street that's also my panel. The utilities, they
23 wouldn't be in the basement, if you will, so they
24 don't have access to them.

25 MR. EINGORN: Any other questions? Open

1 to the public. Is anybody here tonight from the
2 public that like to be heard on the matter of 318
3 Clinton Street, request for bulk variances for a
4 duplex? Hearing none and seeing none, we'll close
5 the public portion.

6 The applicant is here tonight seeking
7 bulk variances for lot size, lot width and
8 off-street. Here it says two-and-a-half spaces are
9 required. The applicant has three or is proposing
10 three. So the Board should do a discussion of the
11 Positive and Negative Criteria and make a motion.

12 CHAIRMAN HANCE: I see Camden coming back
13 to life taking the rundown area of the old houses and
14 bringing them back. That's definitely what we need
15 in Camden right now. We have almost a fire every
16 night in my area. So I like to see buildings that
17 are worn and torn put back together and put a family
18 in that space.

19 VICE-CHAIRMAN STILL: Mold Service, LLC
20 is here regularly. We appreciate the consistency of
21 trying to keep the upkeep consistent in the City.
22 We've had a lot of -- like you said, we have people
23 when it gets cold, to stay in abandoned places and
24 fires started because of it. So the upkeep is
25 important and the maintenance is important but

1 consistency in the things that are done and how
2 they're done, is very important. So we appreciate
3 that as well. And I think that's a great thing as we
4 continue to build-up the City.

5 MR. EINGORN: Do we have a motion?

6 VICE-CHAIRMAN STILL: Motion to pass.

7 MR. EINGORN: Is there a second?

8 CHAIRMAN HANCE: Second.

9 MR. EINGORN: We'll take a roll-call
10 vote. Chairman Hance.

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Nunez.

15 MS. NUNEZ: Yes.

16 MR. EINGORN: Ms. Moss.

17 MS. MOSS: Yes.

18 MR. EINGORN: Ms. Spencer.

19 MS. SPENCER: Yes.

20 MR. EINGORN: And Ms. Mason.

21 MS. MASON: Yes.

22 MR. EINGORN: Having six in favor and
23 none opposed, the motion passes and the application
24 is granted.

25 MR. EINGORN: Oh, Ms. Merricks is here

1 and I did not notice. Let the record reflect that
2 Ms. Merricks is here and I did not notice and I
3 apologize on the record. Did you hear the whole
4 entire application, Ms. Merricks?

5 MS. MERRICKS: Yes.

6 MR. EINGORN: Okay. We're going to
7 reopen the vote. Ms. Merricks, yes or no?

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Great. Seven in favor and
10 none opposed.

11 The next matter also Mold Service, LLC
12 but this time it's for 526 Cooper Street.

13 Mr. Hernandez, you were previously sworn
14 and I remind you of your duty and you are under oath
15 for this application. Again, reminding the Board for
16 this matter, your relationship to Mold Service, LLC?

17 MR. HERNANDEZ: I am the owner; sole
18 owner.

19 MR. EINGORN: Great. And you're tonight
20 for a three-family dwelling related to 526 Cooper
21 Street; is that correct?

22 MR. HERNANDEZ: Yes.

23 MR. EINGORN: Showing you what I don't
24 know, is this a rendering or is this an actual
25 photograph?

1 MR. HERNANDEZ: It's a street photo.

2 MR. EINGORN: That's an actual photo?

3 MR. HERNANDEZ: It's an actual photo,
4 yes.

5 MR. EINGORN: And is this the building i
6 question here?

7 MR. HERNANDEZ: No. That's across the
8 street. I just showed a picture of the area. The
9 picture of it should be -- has like a green overhead.
10 Right there, yeah.

11 MR. EINGORN: Is this how the building
12 currently looks?

13 MR. HERNANDEZ: Yes.

14 MR. EINGORN: And it's this building here
15 in the middle?

16 MR. HERNANDEZ: Yes.

17 MR. EINGORN: It looks like there's an
18 awning with an advertisement of some sort.

19 MR. HERNANDEZ: Yes.

20 MR. EINGORN: Was this an office space?

21 MR. HERNANDEZ: Yes.

22 MR. EINGORN: How is the building
23 currently configured?

24 MR. HERNANDEZ: It's configured -- so it
25 looks like that they did a -- they have separate

1 meters for the second floor, first floor house meter.
2 So it looks like -- I can't say for sure if they
3 wanted to convert it to an apartment on the second
4 floor but they do have separate meters.

5 But it's currently laid out as commercial
6 on the first floor. Second floor just has a bunch of
7 rooms and bathrooms. Then the third floor has another
8 bathroom and some rooms. All the photos are in there
9 as well showing pretty much the layout. So there's
10 currently meters in the property.

11 MR. EINGORN: By house meter, do you mean
12 for like common areas?

13 MR. HERNANDEZ: For electric, yeah, for
14 common area, basement. So the first floor has it's
15 own and then the second floor and then the basement.

16 MR. EINGORN: What's your plan for
17 configuring the units in this building?

18 MR. HERNANDEZ: So it's pretty simple.
19 My architect had laid out here, we would have
20 separate entrances obviously for each apartment and
21 we would have our means of egress as well. We'll
22 have galvanized fire escapes as an egress and then
23 we'll have our separate entrances coming from the
24 exterior. The interior will be -- the first floor
25 will have its own entrance from the exterior and then

1 its egresses are the windows and it has a back door.

2 And then the second floor will come up
3 through the back which will be a set of galvanized
4 steps going up to the second. And then it'll have a
5 fire escape coming from a five-foot window on to the
6 roof that's currently there. And then that will have
7 a pull-down ladder. We did a similar fire escape
8 system for another property, 1446 and 1448 Bradley.
9 I came before you guys. That property it's done by
10 the way. It's rented out already too. If you guys
11 ever drive by there it's finished. But we have the
12 similar fire escape system. The entrances will be
13 from the exterior for the third and second.

14 MR. EINGORN: Will the basement be for
15 storage? It's not a residential portion, right?

16 MR. HERNANDEZ: Yeah, it's not being used
17 at all. The basement just has its own panel for its,
18 I guess -- it's like a house meter sort of. But the
19 basement wouldn't be accessible.

20 VICE-CHAIRMAN STILL: What would you be
21 using it for?

22 MR. HERNANDEZ: Nothing. It's like a
23 small basement. You really can't do anything with it
24 down there.

25 MR. EINGORN: So this is the first

1 photograph in the packet that I received. Is this
2 the rear of the building here?

3 MR. HERNANDEZ: Yes.

4 MR. EINGORN: And this seems to be a
5 large paved area?

6 MR. HERNANDEZ: Yeah.

7 MR. EINGORN: Is there parking back here
8 to support the property?

9 MR. HERNANDEZ: Yes. The survey is
10 attached as well. The property lot line goes back
11 60 feet from the actual -- from the end of the
12 property from the chain link fence. So we have 60
13 feet that goes back and there is reserved parking for
14 the building already. The signs are attached in the
15 packet as well for the property.

16 CHAIRMAN HANCE: How many cars are you
17 thinking?

18 MR. HERNANDEZ: There's five parking
19 spaces that are reserved for that property. There
20 could be more but that's just what was on reserve.
21 Like I said, the property line goes back 60 feet and
22 it shows it on the survey that's on there too.

23 VICE-CHAIRMAN STILL: Will you be
24 changing these signs?

25 MR. HERNANDEZ: Yes. They'll have to be

1 changed to now new -- if I do name the property if it
2 does get approved, I do name it. We'll just be
3 'Reserved for 526 Cooper Residents.'

4 MR. EINGORN: The denial letter is for --
5 so you're requesting a use variance and a site plan
6 waiver; is that correct?

7 MR. HERNANDEZ: Yes,

8 MR. EINGORN: You're not changing the
9 exterior of the property, right?

10 MR. HERNANDEZ: No. The property, it's
11 in immaculate condition. It looks very nice.

12 MR. EINGORN: But there's no changes to
13 the roof; there's no changes to the gutters; there's
14 no changes to the parking surface?

15 MR. HERNANDEZ: No.

16 MR. EINGORN: And is there any part of
17 this property that has grass or anything of that, you
18 know --

19 MR. HERNANDEZ: Unfortunately, no. The
20 rest of the -- so where the property ends in the
21 back, it's just the back door with some wooden steps
22 coming down. There's no grass. There's a small
23 alleyway where the residents would obviously come in.

24 MR. EINGORN: So what I'm getting at is,
25 it's really 100 percent impervious. So wherever the

1 water is going now, is where it's going to continue
2 to go; is that right?

3 MR. HERNANDEZ: Yes. There's no real
4 grass unfortunately. The back of the property is
5 completely parking, going back unfortunately.

6 MR. EINGORN: So you're not changing
7 anything to this property that would otherwise affect
8 it's impact on the other properties?

9 MR. HERNANDEZ: No. We're not adding
10 anything to the property or anything like that.

11 VICE-CHAIRMAN STILL: I'm sorry. Did I
12 miss -- how many cars do you think will fit back
13 there?

14 MR. HERNANDEZ: So right now there's five
15 reserved but three could be -- I can't fit more.
16 Like I said, there's 60 -- from where the property
17 ends, there's 60 feet that goes back further. Right
18 now there's five spaces in the pictures that I show
19 that are reserved specifically for the property.

20 VICE-CHAIRMAN STILL: Thank you.

21 MR. EINGORN: Any other questions. No?
22 I guess we'll open to the public. Is there anybody
23 here tonight that would like to be heard on the
24 matter regarding 526 Cooper Street, a request for a
25 use variance and site plan waiver? Hearing none and

1 seeing none, we'll close the public portion.

2 The applicant is here tonight again
3 requesting a use variance and a change of use site
4 plan waiver for this property at 526 Cooper Street.
5 The Board should do a discussion of the Positive and
6 Negative Criteria and make a motion.

7 VICE-CHAIRMAN STILL: Usually with
8 situations like this in this area, parking is usually
9 an issue. That's why parking is a lot of the
10 question. I believe parking for two-and-a-half
11 each?

12 MR. EINGORN: No, no. These are two
13 bedroom apartments?

14 MR. HERNANDEZ: Yes. I think there's one
15 bedroom on the third floor. So we could only fit one
16 on the third. And then we fit -- he has here one
17 bedroom on the second floor as well. And then we
18 have one -- two on the first floor.

19 MR. EINGORN: So you would need, I think
20 it would three-and-a-quarter -- three-and-three
21 quarter spaces. But with five you meet the parking.
22 He's not cited for parking either. It looks like Dr.
23 Williams acknowledges that the parking variance
24 isn't needed.

25 VICE-CHAIRMAN STILL: And not only that,

1 he's not changing the footprint at all. Like I said,
2 parking is usually the issue but since it's not an
3 issue, looks pretty good to me.

4 MS. MASON: Seeing you're in the heart of
5 the City, good area right near Cooper Street.

6 MR. HERNANDEZ: Yeah, I mean --

7 MS. MASON: We have the colleges of
8 Rutgers and Rowan and the hospital. We have the
9 educational system so that housing is definitely
10 needed right in the heart of the City.

11 MR. HERNANDEZ: Right, yeah.

12 MS. MASON: And that building is
13 beautiful. It's going to be converted into something
14 that folks can be powerful of and being able to work
15 and live here as well. I think that, you know, this
16 is good application to move forward for that. Well,
17 in that case, is there anybody else that wanted to
18 add in? I would go ahead and make the motion to
19 approve the application.

20 MR. EINGORN: Do we have a second?

21 MS. MOSS: I second.

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

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: Ms. Spencer.

9 MS. SPENCER: Yes.

10 MR. EINGORN: And Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Having seven in favor, the
13 motion passes; the application has been granted.

14 MR. HERNANDEZ: Thank you.

15 MR. EINGORN: Is Faustino Henriquez ready
16 to go, Mr. Izzo.

17 MR. IZZO: Both cases.

18 MR. EINGORN: Please come up now. We'll
19 take 444 Pfeiffer Street, a request for a
20 nonconforming use. Mr. Izzo, your appearance?

21 MR. IZZO: Charles Izzo, attorney for the
22 applicant Mr. Faustino Henriquez and Ms. Baptista
23 Faustino.

24 MR. EINGORN: Would you like your
25 witnesses to be sworn.

1 MR. IZZO: Our first application it's
2 444 Pfeiffer?

3 MR. EINGORN: Yes, 444.

4 MR. IZZO: So Ms. Baptista, tell us about
5 the --

6 MR. EINGORN: Ms. Baptista, would you
7 raise your right hand, please.

8 - - -

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

12 - - -

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

15 MS. BAPTISTA: My name is Milady
16 Baptista. My address is 1728 Browning Road,
17 Pennsauken, New Jersey 08110.

18 MR. IZZO: Ms. Baptista, what is your
19 knowledge about this proposal at Pfeiffer Street?

20 MS. BAPTISTA: I'm currently his real
21 estate agent representing Mr. Henriquez to help him
22 sell the property.

23 MR. EINGORN: Great.

24 MR. IZZO: Okay. Mr. Faustino Henriquez,
25 you're the owner of the property; is that correct?

1 MR. HENRIQUEZ: Yes, sir.

2 MR. EINGORN: And you need to be sworn
3 in. Would you raise your right hand, please.

4 - - -

5 FAUSTINO HENRIQUEZ, having first been
6 duly sworn/affirmed, was examined and testified as
7 follows:

8 - - -

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

11 MR. HENRIQUEZ: Faustino Henriquez, 1067
12 Princess Avenue.

13 MR. IZZO: So Ms. Baptista, you're a real
14 estate professional; is that correct?

15 MS. BAPTISTA: Correct.

16 MR. IZZO: And you're helping your uncle
17 who is here as the owner, get this property up and
18 running as a residence?

19 MS. BAPTISTA: He will be selling it to
20 be a residence, yes.

21 MR. IZZO: And did you discern that it
22 was designed and built to be a two-family home?

23 MS. BAPTISTA: It has been a duplex since
24 he's owned it, yes.

25 MR. IZZO: What's the purpose of your

1 coming to the Board tonight?

2 MS. BAPTISTA: We received a denial
3 letter for a nonconforming use.

4 MR. IZZO: So that means that it was
5 previously used as a two-family residence and we want
6 to continue to reinstate that use by redeveloping the
7 house and improving it?

8 MS. BAPTISTA: Correct.

9 MR. IZZO: And what stage is that process
10 at right now?

11 MS. BAPTISTA: We haven't moved forward
12 cause of the zoning.

13 MR. IZZO: Did you determine whether the
14 house has separate utilities for each apartment?

15 MS. BAPTISTA: It does.

16 MR. IZZO: Did you determine that the
17 design is conducive to separate entrances and privacy
18 and everything?

19 MS. BAPTISTA: Correct.

20 MR. IZZO: Anything else you want to
21 mention about this house to the Board?

22 MS. BAPTISTA: They both are one
23 bedrooms; both have separate utilities; has an
24 entrance and an exit for emergency purposes. They're
25 currently with tenants and we'll continue to have the

1 same tenants once it's resold.

2 MR. IZZO: We will submit on that.

3 MR. EINGORN: I have six photographs on
4 three pieces of photo paper. Did you take these
5 photographs?

6 MS. BAPTISTA: I did.

7 MR. EINGORN: Great. I'm showing you the
8 bottom photograph here. Is that a kitchen? I know
9 it's tiny. I'm sorry.

10 MS. BAPTISTA: That is the dining room.
11 It's the dining room and the kitchen together, yes.

12 MR. EINGORN: And is that a separate --
13 there's two separate kitchens in this building?

14 MS. BAPTISTA: There's one upstairs in
15 the second unit and one downstairs in the first unit.

16 MR. EINGORN: Great. You said there were
17 two one-bedrooms; is that correct?

18 MS. BAPTISTA: Correct.

19 MR. EINGORN: Does the Board have
20 questions for the applicant?

21 VICE-CHAIRMAN STILL: Do you have any
22 pictures of separate meters?

23 MS. BAPTISTA: Excuse me?

24 VICE-CHAIRMAN STILL: Do you have any
25 pictures of separate meters?

1 MS. BAPTISTA: I can see if I have them
2 still on my phone.

3 MR. EINGORN: I'm sorry. We can't take
4 photographs on the phone because we have to put it in
5 the record.

6 MS. BAPTISTA: Oh, I don't --

7 MR. EINGORN: And you don't want to lose
8 your phone.

9 MS. BAPTISTA: No, I don't.

10 MR. EINGORN: It would be the first time
11 we've taken the phone but we would have to take it.

12 MS. BAPTISTA: Not on my person at this
13 time.

14 MR. EINGORN: No worries.

15 CHAIRMAN HANCE: Are these the meters in
16 front right here, electric?

17 MS. BAPTISTA: Those are the electric
18 meters, yes.

19 MR. EINGORN: Okay. Great.

20 VICE-CHAIRMAN STILL: I thought those
21 meters were for the other property next door.

22 MS. BAPTISTA: No. That's for the
23 property itself.

24 CHAIRMAN HANCE: It looks like it's
25 right under the bathroom; is that the bathroom right

1 here?

2 MS. BAPTISTA: Yes.

3 CHAIRMAN HANCE: And when did you
4 purchase these?

5 MS. BAPTISTA: The date that my uncle
6 purchased this property 444 Pfeiffer was in 2014.

7 CHAIRMAN HANCE: And when you purchased
8 them, they were already duplexes?

9 MS. BAPTISTA: Yes.

10 CHAIRMAN HANCE: Do you have someone
11 living in those now or no?

12 MS. BAPTISTA: Correct. Yes, they are
13 tenant-occupied right now.

14 MR. EINGORN: Are there other houses on
15 the street there that are currently duplexes?

16 MS. BAPTISTA: Everything on that one
17 side of Pfeiffer Street is a duplex.

18 MR. EINGORN: That's what I figured.
19 Any other questions for the applicant? No. Open to
20 the public. Anybody here tonight from the public
21 that like to be heard on the matter of 444 Pfeiffer
22 Street requesting a Cert of Nonconforming Use for a
23 duplex? Hearing none and seeing none, we'll close
24 the public portion.

25 The applicant is here tonight for a Cert

1 of Nonconforming Use for a duplex at 444 Pfeiffer
2 Street. The Board should do a discussion of whether
3 or not this property preexisted -- the building
4 preexisted the zoning code which it appears to have
5 done based upon its location to other preexisting
6 duplexes and make a motion.

7 VICE-CHAIRMAN STILL: I grew up in the
8 area. I live in that area. Everything on that block
9 is a duplex. The meters are in the pictures.
10 There's sufficient amount of information to see that
11 it's a good thing for the community to continue --
12 for our people from the community to buy the
13 community and have housing for other folks.

14 CHAIRMAN HANCE: I'll piggy-back on that.
15 I'm also from that area. I've lived there on Boyd
16 Street for many years. From Marlton back to Admiral
17 Wilson Boulevard they're all -- well, a couple of
18 streets that have houses but most of them are
19 duplexes in that area.

20 MS. MERRICKS: Is this the first floor or
21 the second floor, the duplex?

22 MS. BAPTISTA: Can I see the picture?
23 That would be the second floor.

24 CHAIRMAN HANCE: I make a motion that we
25 pass.

1 VICE-CHAIRMAN STILL: Second.

2 MR. EINGORN: We have a motion and a
3 second. I'll take a roll-call vote. Chairman Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Ms. Spencer.

14 MS. SPENCER: Yes.

15 MR. EINGORN: And Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Seven in favor and none
18 opposed, the motion passes. The application is
19 granted. While we have you, we'll take 506 Pfeiffer
20 Street.

21 MR. IZZO: Charles Izzo for the
22 applicant. We're proceeding with the same two
23 witnesses that have been sworn in the previous case.

24 MR. EINGORN: Very good. And we have the
25 same thing here, correct, is this building on the

1 same side of the street as 444?

2 MS. BAPTISTA: Yes. It's just up the
3 street on the 500 block.

4 MR. EINGORN: And are they both
5 one-bedroom units; what kind of units are they?

6 MS. BAPTISTA: One-bedroom both.

7 MR. EINGORN: Two one-bedroom units. Are
8 they currently rented?

9 MS. BAPTISTA: Yes.

10 MR. EINGORN: And do they have separate
11 meters?

12 MS. BAPTISTA: Yes.

13 MR. EINGORN: Separate kitchens?

14 MS. BAPTISTA: Yes.

15 MR. EINGORN: Separate bathrooms?

16 MS. BAPTISTA: Yes.

17 VICE-CHAIRMAN STILL: Separate meters?

18 MS. BAPTISTA: Yes.

19 CHAIRMAN HANCE: So just remember when
20 you come back, make sure we see those meters.

21 MS. BAPTISTA: Okay.

22 MR. EINGORN: And the entrances will be
23 good too for future reference.

24 MS. MASON: Do you guys have any
25 prospects for six months.

1 MS. BAPTISTA: Yes. The tenants are
2 under contact. We've just been waiting for the --

3 MS. MASON: So the tenants are trying to
4 purchase the --

5 MS. BAPTISTA: No. It's an investor
6 that's purchasing it. But he's keeping the same
7 tenants in the property.

8 CHAIRMAN HANCE: And you have people
9 living there, of course?

10 MS. BAPTISTA: Yes.

11 MR. EINGORN: Any other questions? No.
12 Open to the public. Anybody here tonight that would
13 like to be heard on the application for 506 Pfeiffer
14 Street, a Cert of Nonconforming Use for a duplex?
15 Hearing none and seeing none, we'll close the public
16 portion. Just like 444 Pfeiffer Street, the Board
17 should do a quick discussion and a motion.

18 CHAIRMAN HANCE: Again, right back to the
19 beginning. I'm from the neighborhood; there have
20 always been duplexes there. I don't think that's
21 going to change any time soon.

22 MS. MASON: The application is to have it
23 as a duplex and it's already a duplex. I think we
24 should approve it on that. I make the motion to
25 approve it if there's nobody else.

1 MS. NUNEZ: Second.

2 MR. EINGORN: We have a motion and a
3 second, roll-call vote. Chairman Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Ms. Spencer.

14 MS. SPENCER: Yes.

15 MR. EINGORN: And Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Seven in favor and none
18 opposed, the motion passes. The application has been
19 granted.

20 MS. BAPTISTA: Thank you.

21 MR. FAUSTINO: Thank you.

22 MR. EINGORN: Mr. Izzo, are you ready for
23 Air Homes?

24 MR. IZZO: Yes.

25 MR. EINGORN: We'll take Air Homes, LLC,

1 2851 Tuckahoe Road. The applicant is proposing to
2 convert a single-family home into a triplex.

3 MR. IZZO: I have the architect and the
4 owner.

5 MR. EINGORN: Mr. Izzo, do you want to
6 put your appearance on the record?

7 MR. IZZO: Charles Izzo, attorney for the
8 applicant for 2851 Tuckahoe Road.

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

11 - - -

12 RAME BANGAD, 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. BANGAD: Rame Bangad.

19 MR. IZZO: Mr. Bangad, are you here
20 because you're the principal of the LLC that owns
21 this property?

22 MR. BANGAD: Yes.

23 MR. IZZO: And the name of the company is
24 Air Homes, LLC?

25 MR. BANGAD: That's correct.

1 EL DONADO VI AL, AIA, having first been
2 duly affirmed, was examined and testified as follows:

3 - - -

4 MR. IZZO: I submit his qualifications as
5 attached.

6 MR. EINGORN: Can you get name and
7 address and then -- Mr. Vid Al, you've been here on
8 numerous occasions before and you've been accepted by
9 this Board as a professional in architecture; is that
10 correct?

11 MR. VID AL: Yes.

12 MR. EINGORN: I would recommend that we
13 accept Mr. Vid Al.

14 CHAIRMAN HANCE: Yes.

15 MR. IZZO: Mr. Vid Al, on your easel on
16 the upper right-hand quadrant, you have a location
17 plan that I'm going to call the Plot Plan. Can you
18 show the Board what that depiction is on the easel,
19 the second page of the package?

20 MR. VID AL: Yes. The whole property is
21 composed out of three different lots. In our
22 research it shows that the property belongs to one
23 single owner a long time ago in 1920. That property
24 was built when Fairview was built. This is not
25 typical because most of the properties in Fairview,

1 the way it was designed was like an industrial city.

2 This was not typical because it was like
3 a big house. If you notice, most of the houses in
4 Fairview are small houses. It was done for a
5 reason. It was for the Navy Yard back then. But
6 this house was like a mansion back then, including a
7 second lot that has a garage. I suppose that garage
8 was a luxury because it was a big garage for two or
9 three vehicles. Whoever owned that garage has cars.
10 It's so big that it looks like a house, but it's like
11 one-and-a-half story. It has like a high ceiling.

12 The third lot is an empty lot. I guess it was
13 used for a back yard or a big side yard. It's just
14 an empty lot. What we're proposing right now is on
15 the first lot to the left, the main house, we are
16 going to divide that into three apartments. Two on
17 the first floor and one on the second on the same
18 footprint. We're not altering the footprint.
19 Basically, we're keeping the house, the building, the
20 way it was, the same character. I believe it is
21 called four square, four square style. So we're
22 going to keep it the way it is. But we're proposing
23 the different entrances for the three different
24 apartments.

25 On the garage, we're adding -- we're

1 raising the ceiling or the roof and adding a second
2 floor. Instead of one-and-a-half, we're going to
3 have two floors for a duplex. So the first one is
4 going to be a triplex. Where the garage is, it's
5 going to be a duplex. The other lot they're going to
6 use it for parking. We're proposing some driveways.
7 In the main house, there's a driveway here. But the
8 rest of the parking is going to be in that third
9 lot. So that's basically the make up of the --

10 MR. IZZO: So is the parking for one of
11 the buildings or for both of the buildings?

12 MR. VID AL: For both of the buildings.

13 MR. IZZO: I think you're showing ten
14 spaces or is there more than ten?

15 MR. VID AL: That is correct.

16 MR. IZZO: Now, Mr. Vid Al, are we
17 talking about buildings that are on the premises now
18 or buildings that are going to be constructed from
19 the ground up?

20 MR. VID AL: No. The main building
21 remains the same. It's an interior renovation
22 basically. But we're adding two more different
23 entrances for the apartments. On the garage we're
24 doing the same thing. We're going to have two
25 entrances. But it's one for the first floor and one

1 for the second floor for the duplex.

2 MR. IZZO: So is the garage being
3 renovated or torn down?

4 MR. VID AL: Just the roof part of it.
5 Basically, we're raising the roof to accommodate the
6 second floor.

7 MR. IZZO: Now, these elevations that you
8 provided for the Board, these beautiful drawings,
9 just depicts the house as if you would see it if you
10 drove down that street tonight, right?

11 MR. VID AL: Yes, that is the main
12 house.

13 MR. IZZO: And you're reconfiguring the
14 interior to provide for these four plans that you
15 did?

16 MR. VID AL: That is correct.

17 MR. IZZO: And these elevation drawings
18 are all about that house that sits there right now
19 that's going to be remodeled?

20 MR. VID AL: That is correct. That's on
21 the first -- the elevation of the first building.
22 There's some more sections further on the plans that
23 shows a garage that's renovated with a second floor
24 on top for the duplex.

25 MR. IZZO: When we flip past those

1 elevation pages, we see something called Building 2,
2 Duplex Apartments. And this building only exists to
3 the extent that it's a garage right now; is that
4 true?

5 MR. VID AL: Yes, it's a garage.

6 MR. IZZO: And when we're seeing a
7 two-story building, that's something that would be
8 built by a contractor from the plans?

9 MR. VID AL: That is correct.

10 MR. IZZO: And how many apartments would
11 be in Building 2?

12 MR. VID AL: Two apartments. One on the
13 first floor and one on the second floor.

14 MR. IZZO: The last page in my package,
15 it's floor plans and those are the floor plans for
16 the Building 2?

17 MR. VID AL: Correct.

18 MR. IZZO: And even though it seems like
19 it's a smaller building, you've got two two-bedroom
20 apartments in that new building?

21 MR. VID AL: That's correct.

22 Two-bedroom apartments, right.

23 MR. IZZO: So Mr. Bangad, what is your
24 concept for this end of Tuckahoe Road? What's going
25 to be going on after your contractors make these

1 renovations for you?

2 MR. BANGAD: The plan is to provide
3 low-income housing, one-bedroom, two-bedroom. Camden
4 City has a lot of a three-bedroom apartments. We own
5 a lot of three-bedroom houses. We are trying to
6 provide smaller units so that people can afford it.
7 Right now the rents went up. Right now the
8 three-bedroom rents are like \$1,800 to \$2,500. So
9 here we are providing one-bedroom, two-bedroom for
10 lower-income people so they can afford it.

11 VICE-CHAIRMAN STILL: Still at fair
12 market value, correct? For lower income but still
13 fair market value?

14 MR. BANGAD: We usually rent it a little
15 bit lower than the fair market value. We are looking
16 for longterm tenants.

17 MR. IZZO: Not subsidized?

18 MR. BANGAD: Not subsidized. We don't do
19 that.

20 MS. MASON: What's the square footage of
21 these apartments?

22 MR. BANGAD: Square footage of each of
23 these apartments?

24 MR. VID AL: For each apartment? So
25 one-bedroom, that's 400 square feet. For a

1 two-bedroom, that's 655. And then the second
2 Building B, it's for a two-bedroom apartment is 642.
3 And the second floor is 746. So they vary. They
4 have variations but it's in that range.

5 MS. MASON: So they are like studios.

6 MR. VID AL: Building A, there's a
7 one-bedroom apartment which is 400.

8 MR. IZZO: So Mr. Bangad, you've got your
9 architect providing green space around these
10 buildings. And I've taken that to mean that this is
11 going to be a grass lawn. Not parking, paved parking
12 area but a lawn that people can sit on, relax and
13 play on it, is that right?

14 MR. BANGAD: Yes, absolutely. Whatever
15 the green area, we locate the grass as it is.
16 Whatever is not a green area is used for the parking
17 of the buildings.

18 MR. VID AL: We're not changing -- when
19 you see that property it looks like it's blocked by a
20 lot of trees but it needs to be cleaned out. Because
21 the property is pretty nice. You know, back there
22 that's pretty nice.

23 MR. BANGAD: It's a very bit property,
24 all the three lots.

25 MR. VID AL: Big property.

1 MR. EINGORN: Does the Board have
2 questions about the project itself? I have questions
3 about the application. Before we get to that, do you
4 want to ask your questions first?

5 MS. MASON: I know he's explaining it but
6 I wonder if there's any renderings of the actual
7 inside of the apartment how it's going to be. It's
8 kind of hard to imagine the kitchen, the bathroom, a
9 bedroom and living space in 400 square foot.

10 MR. VID AL: That's a one-bedroom
11 apartment you're talking about.

12 MS. MASON: Right.

13 MR. VID AL: If you look on the plans,
14 this is the one to the left. You have a living and
15 dining room and then that's the bedroom, then the
16 kitchen and the bathroom. It's pretty simple the way
17 it is.

18 MR. IZZO: So the four-bedroom is talking
19 about dimensions as being typical or not typical for
20 a one-bedroom apartment of 400 square foot?

21 MR. VID AL: Yes. You have like the
22 bedroom part is 100 square feet. And then the living
23 and dining is 95 plus the kitchen is 58 square feet
24 each. Sometimes you need to consider this, and I can
25 say this as a designer, sometimes it's not the size

1 of the space. It's the way it is designed that it
2 has to be functional.

3 Because in my experience you have seen
4 like big apartments but they're not functional. Like
5 just when we design this, we size that with the beds
6 and the bed sets and the furniture, you know, to be
7 sure that that's going to fit in there. And that's
8 what makes a good apartment. So sometimes the size,
9 below that is difficult. You're just talking about a
10 studio. For a one-bedroom apartment, you design it
11 appropriately, the proportions and the furniture,
12 everything fits in there. Then we're satisfied.

13 MR. IZZO: So Mr. Bangad, what about the
14 one-bedroom -- the market for a one-bedroom apartment
15 in your experience?

16 MR. BANGAD: There is a huge demand for
17 the one-bedroom apartment.

18 MR. IZZO: A huge demand?

19 MR. BANGAD: Yes. We have one-bedrooms
20 and we rent out very quickly. There's a lot of
21 single people, single moms with one child and wants
22 to rent a one-bedroom apartment. Just want to add to
23 Mr. Vid Al said, although it looks small, but we do
24 provide enough closet space in each of these
25 apartments and we also provide a washer and dryer in

1 each of our apartments for easy use for the tenants.

2 MR. IZZO: Even in the one-bedroom units
3 we put in a washer and dryer.

4 MR. BANGAD: We do provide a washer and
5 dryer.

6 MR. EINGORN: Any other Board member have
7 questions?

8 CHAIRMAN HANCE: What about the basement?
9 What are we doing with the basement?

10 MR. VID AL: The basement is for the
11 administration; for the maintenance. It's for the
12 administration of the property. There's no business
13 or anything in the basement.

14 MR. EINGORN: So the property is located
15 in the Fairview Redevelopment Plan. And the denial
16 letter is for a Redevelopment Plan Amendment which
17 this Board can't grant. So it looks like the
18 applicant applied for an interpretation. Can you
19 provide some insight as to the interpretation that's
20 being requested?

21 MR. IZZO: So what the zoning officer
22 mentioned is that the Redevelopment Plan may be --
23 I'm sorry -- amendment to Redevelopment Plan may be
24 required, which apparently means that there's no
25 other particular variances that are implicated by

1 this plan. Just that Fairview has a general
2 redevelopment plan.

3 MR. EINGORN: So did you check the plan?
4 Is it three-family dwelling and a duplex? I mean,
5 I'm assuming these are on different lots. Is the
6 garage and the house on the same lot?

7 MR. VID AL: They are on different lots.

8 MR. EINGORN: They're on different lots.
9 So did you check the Redevelopment Plan?
10 Because it sounds to me like you need a use variance
11 for these. It's in an R-1 underlying zone which
12 means it's not a permitted use. So the issue is, you
13 applied for an interpretation but I don't know what
14 the interpretation is. And if you need a use
15 variance.

16 MR. IZZO: The applicant's objective is
17 to get his building permits. So he was asked to get
18 clearance from the zoning officer. The zoning
19 officer commented that the Amendment to Redevelopment
20 Plan may be needed, and it would be necessary to
21 apply to the Board on that basis. And the word is,
22 may.

23 MR. EINGORN: Right. But the applicant
24 has to come here and tell me whether or not this is
25 permitted under the zone and the Fairview

1 Redevelopment Plan. Right? If it's a may, that
2 means it may be permitted or may not be.

3 MR. IZZO: I think we're permitted on
4 that basis that it is permitted or that we'd be
5 asking for a use variance which we're not applying
6 for at all.

7 MR. EINGORN: Right. When we see these,
8 Redevelopment Plan Amendment may be needed, that
9 generally means that the use is not permitted in the
10 zone and so -- or excuse me -- the use is not
11 permitted under the Redevelopment Plan. And so, did
12 you take a look at the Redevelopment Plan?

13 Realistically, you're asking for an
14 interpretation. That's what has been applied for.
15 Right? When the Board goes to weigh on it, what's
16 the interpretation that's being granted, right,
17 legally? And then if we were to draft -- I'm going
18 to have to draft a resolution. What's the resolution
19 going to say as it relates to an interpretation?

20 MR. IZZO: We're in the R-1 Zone and
21 we're presenting a single-family detached.

22 MR. EINGORN: And then if -- like without
23 seeing what provision of the Redevelopment Plan we're
24 looking at, the Board has a problem making an
25 interpretation as to whether or not this -- I'm

1 assuming if you're asking for an interpretation, it's
2 an interpretation of the Redevelopment Plan, we don't
3 have a copy of that. We don't know what you're
4 asking us to interpret -- the Board to interpret
5 related to that. So I can't even give an legal
6 opinion as to that.

7 So without this information, I don't know
8 how we go forward any further. We can take this
9 under advisement and you can come back with a copy of
10 the plan and what your request for the interpretation
11 is. I don't know that the Board has the ability to
12 outright deny you without that information first or
13 grant you because we need that information.

14 MR. VID AL: The R-1 Zone in that
15 Redevelopment Plan allows for a duplex.

16 MR. EINGORN: Okay.

17 MR. VID AL: So Building B is consistent
18 with the use. Building A is not because it's a
19 triplex.

20 MS. MUHAMMAD: The initial application is
21 for Block 657, Lot 11. And there's additional lots
22 being discussed right now.

23 MR. EINGORN: I'm less concerned about
24 that because they could consolidate the lots into a
25 single lot which I'm assuming they're going to --

1 MS. MUHAMMAD: Not if it wasn't noticed
2 for.

3 MR. EINGORN: They can consolidate the
4 lots via deed without our approval. So I'm not
5 really worried about that.

6 MS. MUHAMMAD: But we wouldn't be able to
7 discuss other lots that they weren't noticed for.

8 MR. EINGORN: That's fair. But, again,
9 we still don't even know what the interpretation is.
10 So I think what we need and since we're going to have
11 to come back with that, you may want to notice for
12 the other lots as well. That way everybody in the
13 City within 200 feet of the properties are on-notice
14 that these other two lots are also being proposed for
15 development.

16 MR. IZZO: Right. So can't the applicant
17 come back and say, we've reviewed the plan and we are
18 presenting a project that's consistent with the plan.
19 We don't require --

20 MR. EINGORN: So what I'm saying is --

21 MR. IZZO: -- any interpretation from --

22 MR. EINGORN: Well, you applied for an
23 interpretation, right? If it turns out you look at
24 the Redevelopment Plan and you need a use variance.
25 Right?

1 MR. IZZO: So --

2 MR. EINGORN: And we still don't know
3 what the interpretation is. So you got to come back
4 either way. Right?

5 MR. IZZO: Right.

6 MR. EINGORN: Because that's the
7 information we need. And so we can take -- the Board
8 can take under advisement all of the design features
9 and plans and all of that and the testimony of the
10 professional architect.

11 MR. IZZO: Just like leaving the legal
12 question?

13 MR. EINGORN: And then come back with the
14 legal question. Or the answer to the legal question
15 is, what is the interpretation that's being
16 requested? And bring a copy of the portion of the
17 Redevelopment Plan that you're referencing. And then
18 the Board can weigh in on that.

19 In addition, since you're going to have
20 to come back, you should notice for the other two
21 lots that haven't been noticed for tonight so that
22 the Board can weigh on the whole application.
23 Because what Evita is saying is that, only Lot 11 was
24 noticed for. But the applicant is proposing to
25 develop Lot 11, 18 and 17. And the issue isn't --

1 MR. IZZO: The affected owners could be
2 slightly different because of the geographic offset.

3 MR. EINGORN: Right. And especially
4 because if you look at the offset, it goes down the
5 block. So the edge of 17 is going to incorporate
6 more people over here in this 200-foot area and the
7 corner of 11. And those people are entitled to
8 notice if 17 is going to be developed. So the Board
9 may not even have jurisdiction right now to even hear
10 anything related to 18 and 17.

11 MR. IZZO: So I understand the comment
12 from the attorney. But what the owner was given is a
13 denial for Lot 11. He doesn't have a denial for the
14 other lots.

15 MR. EINGORN: That's fine but the denial
16 in itself isn't dispositive for the application.
17 Right? The applicant has the obligation to come and
18 say, these are the lots I'm developing; here is what
19 I want to do. Just for example, we have applicants
20 that come in with huge projects and they're denied
21 for bulk area requirements. But then they come in
22 and go, hey, we were denied for this but we also
23 need, which wasn't cited, a d(6) height variance or
24 we need a separate approval for a stand-alone parking
25 lot or whatever it may be. So the applicant needs to

1 decide like everything that it needs to get the
2 project done, not just what's in the denial letter.

3 MR. IZZO: So if I may, I'm going to ask
4 the secretary, does he have to apply again for the
5 other two lots or does he just come back and present?

6 MS. MUHAMMAD: Absolutely and provide
7 ownership. And like Kyle said, this is kind of like
8 a no-go if you can't prove the burden of
9 interpretation. Like you're requesting an
10 interpretation. You have the burden of the
11 interpretation and this is also in a historical area.

12 MR. IZZO: I perceive that he's going to
13 have to submit a new application to get a new list of
14 owners for this lot and a whole new list of owners
15 for that lot.

16 MR. EINGORN: He's going to need a
17 200-foot list for Lot 18 and 17.

18 MR. IZZO: Essentially the same
19 application two more times for the other lots. I
20 mean, it's a similar application. I don't mean the
21 same.

22 MR. BANGAD: So we need to apply again
23 for Lot A, Lot B and Lot C, three or we need to apply
24 for --

25 MR. EINGORN: You already have this

1 pending for 11. And then you have 17 and 18, right,
2 which are further down. And you don't have
3 applications for those lots. And so the people
4 within 200 feet of those areas, they may be further
5 out so they didn't get notice. And so without
6 providing notice and an application for Lot 17 and
7 Lot 18, the Board really doesn't have jurisdiction to
8 hear the application related to those two lots.

9 MR. VID AL: Do they need a use variance
10 for Building B when it's permitted in an R-1 Zone?
11 Because a duplex is permitted in an R-1 Zone.

12 MR. EINGORN: I don't think a duplex is
13 permitted in an R-1 Zone. I know it's R-2 Zone and
14 C-1. I'd have to take a look at R-1. But the
15 Fairview Redevelopment Plan which I don't have
16 committed to memory, may affect what is allowed
17 in that portion of the R-1 Zone. So you may be
18 right. The Fairview Redevelopment Plan may say, hey,
19 in this R-1 Zone area, we'll allow duplexes where
20 they're not normally allowed, but I don't know that.
21 We're just guessing. Right? We need to know that
22 for certain.

23 MR. VID: I invite you to review it.

24 MS. MUHAMMAD: And that's the garage,
25 right? So that would be like change of use. It

1 wouldn't be so much directly permitted. This
2 application should be withdrawn. I don't know
3 because it's just a lot going on with it.

4 MR. EINGORN: There is a lot going on and
5 there's stuff that's going to have to be adjusted to
6 go forward.

7 MR. BANGAD: Just to understand. What is
8 it that I need to apply? We already applied for Lot
9 11, right?

10 MR. EINGORN: Correct.

11 MR. BANGAD: So we need to file another
12 application for the lot --

13 MR. IZZO: Not for 11 just for the other
14 two lots.

15 MR. EINGORN: For 17 and 18. But we also
16 for Lot 11, we need to know what the interpretation
17 is that's being requested. So you applied for the
18 interpretation, I'm assuming, of the Fairview
19 Redevelopment Plan. So I need to know exactly what
20 part of the plan you're asking for an interpretation
21 and what the interpretation is.

22 Because if a Redevelopment Plan amendment
23 is needed, that says to me that whatever you're
24 requesting to do is something that isn't allowed
25 currently in that plan. At which point you'd have to

1 demonstrate to the Board the Positive and Negative
2 Criteria and how it would, therefore, support or
3 otherwise be consistent with the Redevelopment Plan.
4 It's a higher burden. Got it?

5 MR. BANGAD: Yes.

6 MR. EINGORN: Mr. Izzo, if you want to
7 call me to discuss it later in the week.

8 MR. IZZO: I'm following you pretty
9 closely. I understand what you're saying.

10 MR. EINGORN: Very good. So we'll
11 adjourn this one. Do you need more than a month to
12 get this thing squared away?

13 MR. BANGAD: We can apply for the other
14 two lots.

15 MR. IZZO: We could be back in April.

16 MR. EINGORN: We'll put it on for April.
17 And then if you need more time, we can put it out
18 further. So we're going adjourn this application for
19 now. And they'll apply for the rest and we'll figure
20 it out. So we'll leave it on just for now. We'll
21 figure it out where to go from there.

22 MR. IZZO: So we're going to be
23 submitting new applications --

24 MR. EINGORN: For 17 and 18 and
25 additional information for this application.

1 MR. IZZO: We're going to get all three
2 of them on the same night; not one on one night and
3 two on another night.

4 MR. EINGORN: Right.

5 MR. VID AL: Three on the same night and
6 we're going to come back.

7 MS. MUHAMMAD: The other ones won't be on
8 for April. There's a high of volume for April.

9 MR. EINGORN: So it's too much for April.
10 We're going to have to push you out to May. So for
11 the record, this application for Lot 11 is being
12 adjourned to the May meeting. At that time, the
13 applicant is going to bring additional information as
14 well as applications for the remaining two adjoining
15 lots. This is the notice of the adjournment for Lot
16 11 and there will be no further notice for the
17 adjournment to May.

18 MR. IZZO: Thank you.

19 MR. EINGORN: We are adjourned on 2851
20 Tuckahoe Road.

21 MR. VID AL: Thank you.

22 MR. EINGORN: The next matter is Ahmed
23 Cheikh, 650 to 642 Pine Street.

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

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AHMED CHEIKH, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

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

MR. CHEIKH: Ahmed Cheikh, 2123 Afton Street, Philadelphia Pennsylvania.

MR. IZZO: Mr. Ahmed Cheikh, you are the applicant because this is a business that you operate and own in the City; is that correct?

MR. CHEIKH: Yes, sir.

MR. IZZO: And it operates only at 640-642 Pine Street?

MR. CHEIKH: Yes.

MR. IZZO: What is the nature of your enterprise at that location?

MR. CHEIKH: It's a convenience store. Basically selling cigarettes, groceries and beverages.

MR. IZZO: So you have come to the Zoning Board tonight to approve your preexisting nonconforming use because when you became the tenant in the building, you were made aware that it had

1 previously functioned as a business location?

2 MR. CHEIKH: Yes. I even checked the
3 zoning.

4 MR. IZZO: So what do you know about
5 that?

6 MR. CHEIKH: I asked the owner to get the
7 zoning permit.

8 MR. IZZO: About the history of the --

9 MR. CHEIKH: It was a pharmacy before.

10 MR. IZZO: And you are not a pharmacist,
11 though. You have a different type of business; is
12 that correct?

13 MR. CHEIKH: Yes.

14 MR. IZZO: And you submitted some photos
15 that obviously are the interior of a retail store.
16 And this is the store that you have at Pine Street?

17 MR. CHEIKH: Yes, sir.

18 MR. IZZO: I see coolers with milk, soda
19 and water in it. And those are your coolers, right?

20 MR. IZZO: And I see outside photos of a
21 unusually-shaped corner structure that faces out on
22 to the intersection of two diagonal streets. That's
23 the building we're talking about, right?

24 MR. CHEIKH: Yes.

25 MR. IZZO: And what is the nature of the

1 operation and the business that you're conducting at
2 that corner?

3 MR. CHEIKH: It's a retail store. It's
4 basically just a regular grocery store.

5 MR. IZZO: So the City is concerned that
6 some other businesses have been featuring undesirable
7 products that don't really have any benefit to the
8 community. And are you here to tell us something
9 different?

10 MR. CHEIKH: I don't have that kind of
11 product in my store.

12 MR. IZZO: Right. So you're talking
13 about the hallucinogens and all that crazy stuff that
14 are peddled around here and there?

15 MR. CHEIKH: Yeah.

16 MR. IZZO: But the City wants to know
17 from you is that you're doing something a little bit
18 different or a lot different from that type of
19 business; is that correct?

20 MR. CHEIKH: Yes.

21 MR. IZZO: I'm just a regular business.
22 It's not selling anything that you would find in a
23 Wawa or in any other store?

24 MR. EINGORN: You were here before for
25 this property, correct?

1 MR. CHEIKH: Yes.

2 MR. EINGORN: And the Board denied the
3 application because I think you applied for a Cert of
4 Nonconforming Use; is that correct?

5 MR. CHEIKH: Yes.

6 MR. EINGORN: Mr. Izzo, were you the
7 attorney at that time? My recollection is hazy.

8 MR. IZZO: I think the testimony is
9 consistent with the history which was, at some point,
10 it had been a pharmacy. Mr. Cheikh Ahmed rented it
11 from a commercial landlord and it was represented to
12 him that he could continue to do a retail business
13 there. He does not have a pharmacy though. And the
14 City wants to insure that he has a respectful type of
15 beneficial business rather than something negative.
16 And that's what he's here to demonstrate.

17 MR. EINGORN: If you don't mind, here's
18 what I'd like to do because I can't really remember.
19 Evita is going to run to the office and check what
20 the last application was for. The concern is res
21 judicata. If he came in for a Cert of Nonconforming
22 Use and was denied, but now he's coming for a use
23 variance, that's a separate and different application
24 that we can hear. If he was denied for a use
25 variance, he's got a res judicata issue which we'll

1 have to discuss.

2 So if you can give us five minutes. So
3 we'll take a five-minute break. Evita is going to
4 check the prior application and we'll be right back
5 on the record.

6 - - -

7 (Proceedings off the record at 6:55 p.m.)

8 (Proceedings back on the record at
9 7:00 p.m.)

10 - - -

11 MR. EINGORN: We're back on the record
12 and Evita has provided me with the Board's Resolution
13 which was adopted July 7, 2025. The Resolution
14 denies an application for an interpretation and a
15 Certificate of Nonconforming Use.

16 As opposed to what the applicant is here
17 for tonight, the applicant has applied for a use
18 variance, sign variance and off-street parking. So
19 it's a completely separate application so I don't
20 think that it's -- as I understand it, changes have
21 been made to the store itself; is that correct?

22 MR. CHEIKH: No. There's only the sign
23 that has been changed.

24 MR. EINGORN: Only the sign has been
25 changed. Okay. So I don't think there's an issue

1 here because that was for nonconforming use. And
2 this is to approve the existing use.

3 MR. IZZO: I think we have the zoning
4 application here. It says, "Zoning officer denied a
5 permit because approval of continuation of
6 nonconforming use, commercial."

7 MR. EINGORN: Right. That's from 2024?

8 MR. IZZO: Good question.

9 MR. EINGORN: Is that the old denial
10 letter? The denial letter that I have is from July
11 14 of 2025. It says, "Your application for a zoning
12 permit to allow a grocery store with three signs, 120
13 square feet, has been denied for the following:
14 "One, Use is not permitted; d(1) use variance is
15 needed."

16 MR. IZZO: Okay.

17 MR. EINGORN: "Two, size of sign exceeds
18 more than the max of 12 square feet; bulk variance."
19 "Three, number of signs, three, exceeds the max of
20 two; bulk variance is needed." And "4, off-street
21 parking may be needed; bulk variance is needed."

22 So that's what the July 14th, 2025 denial
23 letter says which comes after this Resolution which
24 I just read.

25 MR. CHEIKH: And we have sent out the

1 wrong notices to the public because we did not notice
2 the public on those denials.

3 MR. EINGORN: You didn't notice the
4 public for the use variance?

5 MR. IZZO: Right. That's correct. We
6 did not.

7 MR. EINGORN: Okay. So then --

8 MS. MUHAMMAD: Let me double-check that.
9 I'm sorry. Let me go back. I'll just double-check
10 it. Because I don't think they -- I'm going to grab
11 going the public notices and I'm going to see what
12 you put on there. Okay? Because this application
13 says --

14 MR. IZZO: I know the public notice was
15 nonconforming use. It was. So I'm not contesting
16 that.

17 MR. EINGORN: Okay.

18 MS. MUHAMMAD: Kyle, this right here says
19 use variance; that's he's applying for a use variance
20 on here.

21 MR. EINGORN: Right. But if he noticed
22 for something different then he can't --

23 MS. MUHAMMAD: So I'm going to check it
24 to confirm it. If you're sure then we'll go by what
25 you're saying? Cause he just read a letter from

1 2024 -- I mean 2025.

2 MR. CHEIKH: I give you the same.

3 MR. EINGORN: Right. The issue he's
4 having is, he thinks he noticed for a Cert of
5 Nonconforming Use.

6 MR. IZZO: I have it here in front of me
7 and it specifically says, "Preexisting nonconforming
8 use approval under 55D-68."

9 CHAIRMAN HANCE: Can I see that?

10 MS. MASON: Yeah. The pharmaceutical.
11 It was quoted for pharmaceutical or something like
12 that.

13 MR. EINGORN: Right. But I think -- this
14 was for the prior application. What did you notice
15 for? This is dated March 12 of 2025 which predates
16 the May 5th, 2025 hearing. I think that's for the
17 old application. Right. Let's check.

18 MS. MUHAMMAD: I'm not confused. I said,
19 Mr. Izzo is confused.

20 MR. EINGORN: Do you want to check the
21 notice real fast and we'll try to get this done?
22 Thank you, Evita.

23 MS. MASON: Could you explain because the
24 previous application was denied for preexisting --

25 MR. EINGORN: Nonconforming use.

1 MS. MASON: Nonconforming use?

2 MR. EINGORN: Right.

3 MS. MASON: And how are you looking at
4 this?

5 MR. EINGORN: Because first of all, the
6 standard -- the burden of proof is different and the
7 standard is different. Right? When you get a Cert
8 of Nonconforming Use or that's what you request,
9 what you're telling or what you're asking the Board
10 is, to determine that what they had before, which I
11 think at that point was a pharmacy with groceries,
12 that that predated the Zoning Ordinance and,
13 therefore, they could continue that into the future,
14 which is like when people colloquially refer to as
15 like a grandfather clause. Right? And the Board
16 said, no, you didn't have that; this is a different.
17 The grocery on its own is different than a pharmacy
18 with some groceries.

19 And so what it seems like the
20 applicant -- what the applicant did apply for as
21 opposed to that was, a use variance to say, hey, this
22 wasn't -- you guys determined it wasn't preexisting
23 nonconforming. Can you allow this as a use
24 variance?

25 MS. MASON: For whatever?

1 MR. EINGORN: Right. And that standard
2 is different. Right? That's the Positive and
3 Negative Criteria.

4 MR. IZZO: We want to renote for this.

5 MR. EINGORN: You don't want to wait for
6 Evita to find out what you noticed for?

7 MR. IZZO: Okay.

8 MR. EINGORN: Because that looks like
9 your notice from the prior application. Because
10 that's dated --

11 MR. IZZO: I know that's an older notice.
12 I'm quite sure we carried that same application
13 forward.

14 MR. EINGRON: Off the record.

15 - - -

16 (Proceedings off the record at 7:05 p.m.)

17 (Proceedings back on the record at
18 7:08 p.m.)

19 - - -

20 MR. EINGORN: The public notice that was
21 dated January 6, 2026 says, "A grocery convenience
22 Store without adhering to, one, change of use, use
23 variance is required." "Two, sign exceeds maximum
24 size." And three, "off-street parking at the
25 premises at 640 to 642 Pine Street." I think we're

1 good. Thank you, Evita, you saved the day again.

2 So let's move forward.

3 MR. IZZO: So we're starting fresh for a
4 use variance. And what the testimony that was given
5 was that this uniquely commercial configuration
6 building faces the corner where two streets come
7 together at Pine and Newton, I think. And not
8 suitable for any type of residential use.

9 The only way this building can be used is
10 by a business enterprise. And that's all. Mr.
11 Cheikh is trying to bring to the Board's attention
12 here tonight. And he's also trying to show the Board
13 that the building fits into that area because it kind
14 of lights up that weird intersection where all those
15 streets come together and he's able to service people
16 from the different streets that converge there.

17 MR. EINGORN: And your testimony is that
18 this building was previously retail as well,
19 right?

20 MR. CHEIKH: Yes, I believe so.

21 MR. EINGORN: And as we discussed, the
22 last time you were here, you said it was a pharmacy?

23 MR. CHEIKH: Yes.

24 MR. EINGORN: And now it's a convenience
25 store?

1 MR. CHEIKH: It was renovated?

2 MR. EINGORN: I'm sorry?

3 MR. CHEIKH: It was from a long time ago.

4 MR. EINGORN: Got it. Did you have a
5 question, Mr. Hance?

6 CHAIRMAN HANCE: No.

7 MR. EINGORN: We understand what the use
8 is being requested and what the prior use was. And
9 then you have an issue of parking. You have no
10 off-street parking spaces, correct?

11 MR. CHEIKH: Correct.

12 MR. EINGORN: Okay.

13 MR. IZZO: The building is tiny.

14 MR. EINGORN: And it's a corner, correct,
15 so there's a lot on-street --

16 CHAIRMAN HANCE: Parking, yes.

17 MR. CHEIKH: There is a lot of --

18 MR. EINGORN: Frontage?

19 MR. CHEIKH: We have four streets over
20 there.

21 MR. IZZO: So you've got Pine and Newton
22 that run by your building?

23 MR. CHEIKH: Yes.

24 MR. EINGORN: As a neighborhood store, do
25 most of your customers, do they usually walk in?

1 MR. CHEIKH: Yeah. Most of them walk
2 in.

3 MR. EINGORN: And tell us about, you have
4 three signs; is that correct?

5 MR. CHEIKH: Yes. They are the same
6 signs that I had before. I just changed the pictures
7 that was in there. I took off the whole thing.

8 MR. EINGORN: But the light boxes, they
9 were preexisting?

10 MR. CHEIKH: I changed them too.

11 MR. EINGORN: You changed them too.
12 Okay. There's no signs. So there's one directly
13 above the door and then two that go down the sides of
14 the building; is that correct?

15 MR. CHEIKH: Yes.

16 MR. EINGORN: And they help identify the
17 business that's in the building?

18 MR. CHEIKH: Yes.

19 MR. IZZO: And they state the name of the
20 business, correct?

21 MR. CHEIKH: Yes, sir.

22 MR. EINGORN: And that's to help the
23 public so they know to come in and get your goods and
24 services?

25 MR. CHEIKH: Yes.

1 MR. EINGORN: And the name of your
2 business is Salina, LLC Convenience --

3 MR. CHEIKH: Yes.

4 MR. EINGORN: -- or Salina Convenience,
5 LLC?

6 MR. CHEIKH: Salina Convenience, LLC.

7 MR. EINGORN: Great. Is there anything
8 else you want to add about the signage or the parking
9 or the use?

10 MR. CHEIKH: Most of the stores over
11 there don't have a parking lot because it's a corner
12 store. I mean, I don't have that many cars stopping
13 by the business. I always have parking on the street
14 for the customers.

15 MR. IZZO: So you've actually got some
16 vacant land there is around the building where
17 there's not a lot of cars parked also; isn't that the
18 situation?

19 MR. CHEIKH: Yes. That's my car parked
20 over there.

21 MR. IZZO: That's your car?

22 MR. CHEIKH: Yeah.

23 CHAIRMAN HANCE: So here on Newton Street
24 on my left there's an abandoned lot. I guess it was
25 a cleaners or whatever it was. I see cars parking up

1 there.

2 MR. CHEIKH: Yeah. There's a spot over
3 there for parking, two parking spots.

4 CHAIRMAN HANCE: But you don't own that
5 lot, right?

6 MR. CHEIKH: I don't own that lot.

7 CHAIRMAN HANCE: I've been there a few
8 times. I don't know if you saw me in there or not
9 but I've been there a few times because I'm nosey.
10 It's a lot of people walking. All right?

11 MR. CHEIKH: Yes.

12 CHAIRMAN HANCE: The only thing I don't
13 like was the congregation. You got a lot of people
14 hanging there drinking coffee and stuff and like
15 that.

16 MR. IZZO: You got some signage up
17 there?

18 MR. CHEIKH: We don't let nobody hang out
19 inside the store.

20 CHAIRMAN HANCE: I know. I've seen the
21 signs up there. But there's public parking out
22 there?

23 MR. CHEIKH: There's public parking?

24 MR. IZZO: Public parking, you know,
25 that's on the street.

1 MR. CHEIKH: Yes.

2 MR. IZZO: And off-street because there's
3 all that vacant property over there across the --

4 MR. CHEIKH: Yeah. I saw two parking
5 lot across that we use sometimes, but they are not
6 mine. And most people don't park that much. They
7 park for two minutes and grab what they need and
8 then they leave.

9 MS. MASON: Chairman Hance, you said
10 you've been in there recently? Is it a smoke shop?

11 MS. SPENCER: No, it's a store. I went
12 in there to get some ice before but they didn't sell
13 bagged ice. They only sold me cup-sized ice. But I
14 needed a bag of ice.

15 MR. EINGORN: Any other questions? No.
16 We'll open to the public then. Anybody here tonight
17 that would like to be heard on the application
18 regarding 640-642 Pine Street, request for a use
19 variance and bulk variances? Please come forward.

20 MR. EINGORN: Good evening, ma'am, would
21 you raise your right hand, please.

22 - - -

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

1 So they're changing the use and they need
2 a variance to change it from a pharmacy which it was
3 before to a grocery.

4 MS. BRONSON: Okay.

5 MR. EINGORN: Is that ---

6 MS. BRONSON: Yes. And then for No. 3
7 for the off-street parking that they need that
8 they're required to have, again, I live across the
9 street. There's no parking. We constantly have to
10 fight for parking. We're to the point where we put
11 cones out. The store opens at 6:00 a.m. It doesn't
12 close until eleven or twelve most days.

13 We have a corner store directly across
14 the street from them and there's a police camera.
15 And my thing is this, it takes people one minute to
16 come in and out of that store. You have never seen
17 anybody come out with a bag of anything or a sandwich
18 or a soda. It's always something that obviously
19 they're putting in their pocket.

20 And I'd like to read my statement. So
21 the statement says: Salina Convenience is a cannabis
22 dispensary and illegal narcotic shop operating under
23 the guise of a convenience store. They were given
24 the opportunity nearly two, maybe three years ago
25 without our consent. We didn't get a letter when

1 they were going to open. This is the first time
2 we've gotten anything regarding a store. And it
3 says: Without the residents' input and it has been a
4 constant nuisance ever since.

5 The store opens from 6:00 a.m. daily
6 which includes Sunday through Thursday at 11:00 p.m.
7 and Friday and Saturday at 12:00 a.m. We just had a
8 big snow storm, I mean, a big snow storm on the 23rd.
9 This store was open at 6:00 a.m. with customers
10 waiting to go in and come right back out. Patrons
11 sometimes come as early as 6:00 a.m. and as late as
12 11:00 p.m. and they're still there outside
13 afterwards. We got drug addicts; we got drug
14 dealers; we got the ambulance constantly coming
15 because people are using whatever they're getting.

16 As soon as they come outside of the
17 store, passing out, falling out right in front of the
18 sidewalk. And, again, I'm right across the street.
19 As I said, the police camera located across the
20 street from the store. But if you ask for footage,
21 you'll rarely see anyone coming out of the store with
22 a grocery items. It only takes them less than a
23 minute to come in and out.

24 They're not operating as a convenience
25 store. The drug addicts, cannabis smokers and

1 dealers are there in the day and in the evening from
2 opening to closing. This has brought about nothing
3 but a nuisance to our block and loitering all day
4 even after the store is closed. We should not have
5 to live under this type of manner. And the City has
6 given them permission to operate, but does not
7 monitor the activities taking place there. I would
8 like to know if there are rules surrounding how
9 convenience stores operate on residential streets if
10 and when permits are used.

11 And one of the first questions I had was,
12 there is a convenience store directly across the
13 street from them. Is there a distance that stores
14 can operate right across from each other or can they
15 just move right next door and operate as the same
16 type of store on the same block?

17 MR. EINGORN: The applicant is suppose to
18 obtain a permit to operate before it opens. Right?
19 So it's suppose to get its approvals before it
20 starts its operations. What we have here is the
21 inverse, the applicant opened and then came and asked
22 for approval.

23 MS. BRONSON: Right.

24 MR. EINGORN: So he's asking, which in
25 the law we'd call nunc pro tunc, meaning, back to the

1 time in which he started.

2 MS. BRONSON: And when they initially
3 opened, they advertised that they were going to be a
4 cannabis place 24 hours and that's what they did. I
5 had to call the City to stop them from being open for
6 24 hours because I'm like, we shouldn't have this
7 in this neighborhood. This is not what we want.
8 This is not what we asked for. And I think something
9 better could be used for that space. Maybe a police
10 station.

11 MR. EINGORN: The standard isn't
12 something better could be there. Right? So get I
13 get the sentiment but that's not the legal standard.

14 MS. BRONSON: And also a question as to
15 why they're permitted to be open so many hours? I
16 mean, again, we have another store right across the
17 street. They open at like eight or nine and they're
18 closed by nine. These people are still open. The
19 first thing, as soon as you wake up in the morning
20 and when you go to sleep at night, they're still
21 open.

22 MR. EINGORN: That's not really an issue
23 for the Board, though. That's an issue for
24 enforcement.

25 MS. BRONSON: Okay.

1 MR. EINGORN: So check the applicable
2 ordinance.

3 MS. MUHAMMAD: No. Check with Licenses
4 and Inspection tomorrow.

5 MS. BRONSON: We have done that. Trust
6 me --

7 MS. MUHAMMAD: The answer to the question
8 is, they don't have a permit. The permit will come
9 from our department. We couldn't provide a permit
10 because we have the denial from July. So that's
11 that.

12 MR. EINGORN: But as it relates to
13 opening and closing, there should be a City
14 Ordinance. The Ordinance is big and my brain is
15 small and I can't commit the whole thing.

16 MS. MUHAMMAD: They don't have a permit.

17 MR. EINGORN: Right. But the Opening and
18 Closing Ordinance should be able to tell you when
19 they're allowed to operate.

20 MS. BRONSON: So what can we do today
21 regarding the issue that they brought before you?

22 MR. EINGORN: The issue today is whether
23 or not they should be entitled to a use variance to
24 operate a grocery store in the property. And then
25 bulk variances for the signage and the lack of

1 parking. Right? Off-street parking means, you can
2 pull into a driveway that you own or a garage space;
3 something like that. The applicant has none of that,
4 right?

5 MS. BRONSON: Right.

6 MR. EINGORN: They have no spaces
7 off-street. They don't have it but there's public
8 parking that's used for everybody on the curb side.
9 Right? And so the standard, the legal standard that
10 they have to meet is, the Positive and Negative
11 Criteria. And right now other than telling us what
12 they would like to do, we haven't heard any
13 discussion of the legal basis of why they should be
14 allowed to have this grocery store. Right?

15 MS. BRONSON: Right.

16 MR. EINGORN: Will it impair the
17 Zoning Ordinance and the Zone Plan? Will it benefit
18 the public somehow? That's his burden of proof. And
19 him and his counsel will have to address that when
20 they come back up.

21 MS. BRONSON: I can say that store is not
22 a benefit. It has not been a benefit since the date
23 it opened. It's just been a nuisance. It has just
24 brought more drug activity; more people that
25 come from all over. I mean, who comes to a store --

1 and, again, there's a corner store across the street
2 and there's this store. But you choose to come to
3 this store at 6:00 a.m. I mean, in and out. Never
4 anything in their pockets; never anything that you
5 can see. There's a more going on here.

6 MR. EINGORN: I understand the inference
7 that's being drawn. But for the record without
8 actual testimony that they're seeing drug sales from
9 the property, I don't want to make that allegation.
10 As the Board, if the public has seen it, that's
11 different. But I get the implication that you're
12 making.

13 CHAIRMAN HANCE: And your last question
14 was, can a store be across the street from another
15 store? Yes. I have it in my neighborhood. I got a
16 Chinese food store here, a grocery store here and a
17 little further down, a liquor store. I live right on
18 Broadway.

19 MS. BRONSON: So what happens in the
20 event that they're not able to provide the parking?

21 MR. EINGORN: So they can't provide the
22 parking as they currently are. Right?

23 MS. BRONSON: Right.

24 MR. EINGORN: The property is what it is.
25 And what they have is a preexisting condition.

1 Right? The property is going not have parking no
2 matter what that store is. Right? It could be
3 another pharmacy. It could be a clothing store. It
4 could whatever they want to sell from that building
5 itself, unless they knock down something behind it
6 which is likely not going to happen. They have a
7 preexisting nonconforming condition which is, we
8 don't have off-street parking. Right?

9 And so they have to demonstrate a
10 hardship which is, hey, there's no where to put this
11 parking cause our property is completely developed
12 and there's no where to put it. And this building
13 was probably built in the 1900s or whenever it was
14 built and it wasn't contemplated for parking back
15 then because everybody didn't have cars. Right? I
16 didn't want to make their testimony for them. We're
17 just discussing generally what happens with these
18 applications. But that's what you're going to run
19 into.

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

22 - - -

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

1 Does the Board have any questions for the
2 members of the public?

3 CHAIRMAN HANCE: No.

4 MR. EINGORN: Anybody else from the
5 public that wants to be heard on this application?
6 Hearing none and seeing none, we'll close the public
7 portion. Does the applicant want to address the
8 concerns of the public?

9 MR. CHEIKH: The concerns was that we
10 open very early. I mean, we asked for the hours.
11 I'm not from here. I was from Philly so when I came,
12 we opened for the eight hours -- 24-hour. And we
13 were noticed by the City that we should not open like
14 we have to open -- we can open from 6 to 11. And
15 that's what we started doing. And maybe some people
16 don't like that but most of the people they want to
17 go to a convenience store at any time they can access
18 it.

19 MS. MUHAMMAD: Can I ask what department
20 gave you that approval because you don't have a
21 zoning permit to operate the facility?

22 MR. CHEIKH: Before I got over there, I
23 asked the owner to get the permit; to get the zoning
24 permit and he got it.

25 MS. MUHAMMAD: And you have the zoning

1 permit with you?

2 MR. CHEIKH: Yeah. I submitted it the
3 last time.

4 MS. MUHAMMAD: Do you have the permit
5 with you now?

6 MR. CHEIKH: It was a permit to get a
7 pharmacy/convenience store. That's what I applied
8 for and that's what I use. And after that, I was
9 told that I have to apply for myself and that's what
10 I did.

11 MR. IZZO: So your landlord had to obtain
12 a permit before you started?

13 MR. CHEIKH: Yeah. He got the permit
14 before I started the business.

15 MR. EINGORN: Right. But the permit was
16 for a pharmacy, right?

17 MR. CHEIKH: It was for a pharmacy or a
18 convenience store. That's why he was trying to do so
19 he got the permit for both.

20 MR. IZZO: And then the next two
21 applications followed because that permit that the
22 landlord obtained was deemed not appropriate.

23 MR. EINGORN: So after the denial, right,
24 you changed the signs and you reopened?

25 MR. CHEIKH: Yes, it's open.

1 MR. EINGORN: Right. But you don't have
2 a permit to reopen; is that correct?

3 MR. CHEIKH: I have all the permits like
4 all the retail and everything. I called the City and
5 I was there to open.

6 MR. EINGORN: You have a retail business
7 license from the City?

8 MR. CHEIKH: Yes.

9 MR. EINGORN: Right. But you don't have
10 a permit for the building to operate, correct?
11 That's why you're here today.

12 MS. MUHAMMAD: Since this date?

13 MR. CHEIKH: No, I don't have that.

14 MS. MUHAMMAD: You don't have a permit.
15 I'm telling you, you don't have a permit.

16 MR. CHEIKH: Yeah, I don't have that. I
17 don't have anything after that.

18 MR. IZZO: But a mercantile license?

19 MR. EINGORN: Right but that's different.

20 MS. MUHAMMAD: A mercantile is for the
21 pharmacy and convenience store. Whenever you come
22 and you do a new application, whatever you had
23 previously, it's no good.

24 MR. IZZO: So he got no notice to cease
25 or anything like that.

1 MS. MUHAMMAD: He did because he closed
2 the store --

3 MR. IZZO: This evening he could face --
4 he's coming to the Board.

5 MR. CHEIKH: Yeah, I closed the store
6 until I was let known that I couldn't open.

7 MS. MUHAMMAD: Not that you closed the
8 store. Licenses and Inspection closed the store.

9 MR. CHEIKH: Yeah, they came and closed
10 the store.

11 MS. MUHAMMAD: I was working with Marvin
12 so I know that it was closed through Licenses and
13 Inspection. It wasn't closed because you wanted to
14 close it.

15 MR. CHEIKH: Yeah, it was closed because
16 of them but let me open after a month. Because they
17 said they were waiting for me to submit the new
18 application and change the sign so I can open up
19 again and that's what I did.

20 MR. IZZO: So I think it really comes
21 down whether it's going to be that store there or
22 nothing there. Because he's really trying his best
23 to work with that property and I think it's like a
24 keystone in that location. It would be a shame to
25 just have darkness there.

1 CHAIRMAN HANCE: So you're coming from
2 Philadelphia you said?

3 MR. CHEIKH: Yes.

4 CHAIRMAN HANCE: So what the Board would
5 appreciate is if you get to know the neighbors. Six
6 o'clock is early. When you do construction on my
7 street at six o'clock, I go right out there and tell
8 them, cut it.

9 MR. CHEIKH: We don't do any construction
10 there.

11 CHAIRMAN HANCE: Because people live
12 there, right?

13 MR. CHEIKH: Yes.

14 CHAIRMAN HANCE: And we want you to
15 respect our neighbors especially when it comes to
16 spending money in your store. You want to do the
17 best you can, because it can go either way.

18 MR. CHEIKH: I haven't done any
19 construction in the City over there.

20 CHAIRMAN HANCE: Because my stores open
21 up at nine o'clock where I live and they close at
22 ten.

23 MR. CHEIKH: There is not much of a
24 business very early. But that I just want to make
25 sure that they, you know, wake up and clean the store

1 and everything before we start the business. There
2 is no business before nine. I just open early
3 because there's a lot to do before I start the
4 business.

5 CHAIRMAN HANCE: If we pass him, we can
6 put that as a condition.

7 MR. EINGORN: You can condition the
8 approval. The Board has the right to condition the
9 approvals to the extent that the Board chooses to
10 grant the application.

11 CHAIRMAN HANCE: I understand about the
12 parking. Because when the pharmacy was there, they
13 went through the same thing. This is a whole
14 different type of store now. Like I said, I've been
15 there. I know it's public parking on the street.
16 But, again, you have neighbors, right?

17 MR. CHEIKH: Yes.

18 CHAIRMAN HANCE: And there's a lot across
19 the street which I can't tell you what they do. But
20 it would be a good idea because you're actually
21 leasing the store, right, the property?

22 MR. CHEIKH: Yes.

23 CHAIRMAN HANCE: I would talk to the
24 landlord.

25 MR. CHEIKH: I will

1 CHAIRMAN HANCE: I would try to appease
2 the neighbors as much as I can because --

3 MR. CHEIKH: I always try to -- I'm not
4 working over there all the time. I have workers over
5 there. But I thought, you know, everybody was happy
6 about the store. I didn't know. This is the first
7 time I heard that some people don't like it being
8 there.

9 CHAIRMAN HANCE: So I'm going to welcome
10 you to New Jersey. But it's a lot different on this
11 side of the fence. I was just in Philly. My
12 daughter's birthday. Terrible with parking. Just no
13 where to go. All the streets are this big. So I'm
14 happy in New Jersey.

15 MR. CHEIKH: I'm trying to move to New
16 Jersey.

17 CHAIRMAN HANCE: So we like to stick
18 together. So if we pass you, that will be a
19 condition.

20 MS. MASON: I think it's very tough
21 because I think what we're talking about is our
22 experience. Right? So the use, it says it's not
23 permitted but the application us to see it if that
24 being a convenience store is good for that area, for
25 that location. And I don't see it being a problem

1 for a convenience store being at that location.

2 But I think what we're seeing and what
3 the residents are seeing that live there, is just the
4 loitering. Right? And so it's just blight to have
5 to come out and see it. And I know that's not
6 your issue because it has been a blighted area for
7 some time now. But I think that's what the
8 hesitation is but that's not what the application is.

9 The application is actually like to see
10 if a convenience store is permitted there or not. So
11 I don't see a problem with it being there. It's that
12 loitering.

13 MR. CHEIKH: I need to put a sign there
14 for loitering.

15 VICE-CHAIRMAN STILL: Well, not just
16 that. If this is an open conversation about, yes,
17 there are concerns with use variance and things on
18 this application, but I can't personally in my right
19 mind, continue to have a store operate that doesn't
20 have a permit to operate. It just doesn't make any
21 sense to me.

22 CHAIRMAN HANCE: That's why he's right
23 now.

24 VICE-CHAIRMAN STILL: I understand. But
25 he already went and opened without a permit. So

1 morally for me, I don't really think that how do I go
2 about --

3 MR. IZZO: When he got his mercantile
4 license, they checked him out.

5 VICE-CHAIRMAN STILL: He has no permit to
6 operate.

7 MR. IZZO: He can't order those, you
8 know, get inspected and everything in order to get
9 that license.

10 MR. EINGORN: Right. I mean, the issue
11 is whether or not he's meant the Positive and
12 Negative Criteria regarding a use variance. I don't
13 disagree with you that operating without a permit is
14 unfair to the public and unfair to the Board and is
15 frowned upon. And we've been through that before.

16 At this point, though, the Board's
17 determination is: Did he meet the Positive and
18 Negative Criteria? And as such, for both not just
19 the use variance but the bulk variances, the number
20 of signs. I mean, does the Board feel that the three
21 signs is consistent with what should be there? Is
22 there a hardship for the need for the three signs?
23 And then the same thing with the off-street parking.

24 I did have a question. The public said
25 something about there's construction on the side of

1 the building. Are you fixing something, tearing
2 something down; what's going on there?

3 MR. CHEIKH: When did that happen?
4 Because I'm not familiar with any construction we
5 did. The store was opened two years ago.

6 CHAIRMAN HANCE: Is this when you closed
7 down and did construction? Or there was no
8 construction?

9 MR. CHEIKH: When I closed down, you have
10 to change the signs. And I believe he didn't change
11 back. I think it was five or six o'clock when he
12 came and changed the signs. Maybe it was that.
13 But other than that, we didn't have any construction
14 there.

15 VICE-CHAIRMAN STILL: I mean, for me as
16 it pertains to the signs, it's an inconvenience to
17 the neighborhood if you got lit signs on at
18 6:00 a.m. and 11:00 p.m. at night, cause that means
19 if I'm across the street, I'm not getting no sleep.

20 CHAIRMAN HANCE: We are asking about your
21 sign lighting. Is it bright lights?

22 MR. CHEIKH: Yes. We turn them off at
23 night. I'm not sure if we do turn them off at night
24 because I'm not the one who does so, but I can make
25 sure that they be turned off at night.

1 MS. MUHAMMAD: But they're seeking
2 approval tonight for the signs. The signs were
3 changed illegally because they do not have a permit
4 for the signs or for the use. And our office works
5 closely with Licenses and Inspection.

6 They cannot give a mercantile license
7 without a zoning permit. So whatever mercantile
8 license that you're working off of, I'm going to
9 highly assume that it's for what you need to apply
10 for the pharmacy and convenience store; that that's
11 what you're saying that he gave you?

12 MR. CHEIKH: That's the same one.

13 MS. MUHAMMAD: Right. So since this
14 denial on July 7th of 2025, you should not have a
15 mercantile license since this date -- until to this
16 date.

17 MR. CHEIKH: Yes. We did not do any new
18 licenses. We called the City and they let us open
19 temporarily until we get the zoning. So I have to
20 make the application that I just have in front of
21 you, the new application. So when we did it -- and
22 the process takes some time. So they let us open
23 until we get the zoning. That's what they did. We
24 did not open without -- we didn't open on our own.
25 We asked the City and they --

1 MR. IZZO: Typically, the enforcement
2 people want to see -- attempt to obtain compliance
3 and they'll work with that as long as it's coming
4 forward; making the application; paying the fees,
5 attending the meeting.

6 MR. CHEIKH: I did tell Marvin that I did
7 this myself, and he tell me, don't open and I did not
8 open until I was let known that I can open
9 temporarily.

10 MS. MUHAMMAD: Do you have the mercantile
11 license here with you tonight?

12 MR. CHEIKH: I have the old one. Maybe
13 it expired. I'm not sure because it was from last
14 year.

15 MR. EINGORN: Are there any final
16 questions? No? All right. So the Board has heard
17 the testimony of the applicant requesting a use
18 variance and bulk variances related to a grocery
19 store and three signs for the property at 640-642
20 Pine Street. The Board should do a discussion of the
21 Positive and Negative Criteria and make a motion.

22 CHAIRMAN HANCE: So if we stick to the
23 facts, right, the parking issue, we can't change.
24 Okay? The sign issue we can; the time, we can. We
25 can always put stipulations where he got to open up

1 at a certain time. But if he goes, it'll probably be
2 another store popping back up again. I don't see
3 anything else that can go there if that makes since.

4 VICE-CHAIRMAN STILL: Motion to deny.

5 MS. SPENCER: Second.

6 MR. EINGORN: We have a motion to deny
7 and a second. I'll take a roll-call vote. If you
8 vote yes, you're voting in favor of the motion which
9 is to deny. If you vote no, then you're voting
10 against the motion to deny. Is that understood?

11 THE BOARD: Yes.

12 MR. EINGORN: Roll-call vote. Chairman
13 Hance.

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Ms. Spencer.

24 MS. SPENCER: Yes.

25 MR. EINGORN: And Ms. Mason.

1 MS. MASON: Yes.

2 MR. EINGORN: Having seven in favor of
3 the denial and none opposed, the application is
4 denied.

5 MR. IZZO: Seven to zero?

6 MR. EINGORN: Seven to zero, yes.

7 MR. IZZO: Okay.

8 MR. EINGORN: The next application for
9 tonight is Global Future Enterprise, LLC, 1826
10 Pershing Street.

11 MR. IZZO: Charles Izzo for the
12 applicant, Global Future Enterprise, LLC. We have an
13 expert planner to support the application.

14 MR. EINGORN: Do you want you witnesses
15 to be sworn?

16 MR. IZZO: Yes.

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

19 - - -

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

23 - - -

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

1 MR. WEBB: Gregory Webb, 988 Trent Road,
2 Camden City, New Jersey 08104.

3 MR. SEIDEL: Brian Seidel, professional
4 planner. Business address is 2103 E. High Street,
5 Pottstown, Pennsylvania.

6 MR. EINGORN: Mr. Seidel, you've appeared
7 before this Board in the past, correct, on numerous
8 occasions?

9 MR. SEIDEL: Yes.

10 MR. EINGORN: And you've been accepted by
11 this Board on those occasions?

12 MR. SEIDEL: I have.

13 MR. EINGORN: Mr. Chairman, I would
14 suggest that or advise that could accept Mr. Seidel
15 as a professional in planning.

16 CHAIRMAN HANCE: Yes.

17 MR. SEIDEL: Thank you.

18 MR. WEBB: You're here for Global Future
19 about a residential property at Pershing Street; is
20 that correct?

21 MR. WEBB: Yes.

22 MR. IZZO: And what kind of a project is
23 contemplated for Global Future at that location?

24 MR. WEBB: We intend to propose the
25 basement area to be a two-bedroom apartment.

1 Currently, the property is a duplex. So the
2 conversion will actually be a triplex.

3 MR. IZZO: The zoning officer noted you
4 needed a variance in order to establish a triplex;
5 is that correct?

6 MR. WEBB: Yes, that's correct.

7 MR. IZZO: Now, you were able to submit
8 plans and photographs and there's like a
9 bungalow-styled stoned-sided house; is this the
10 structure that's on the property now?

11 MR. WEBB: Yes, that's correct.

12 MR. IZZO: You propose exterior
13 renovation or interior renovation or neither or both?

14 MR. WEBB: Both.

15 MR. IZZO: And what is it going end up
16 as? I'm going to Mr. Seidel about that. What's the
17 end result contemplated to be?

18 MR. WEBB: A triplex. The basement,
19 two-bedroom apartment. First floor, two-bedroom
20 apartment. Third floor, one-bedroom apartment.

21 MR. WEBB: When you supplied these
22 architectural plans that were drawn by the Bishop and
23 Smith Firm, they've got existing lower level, altered
24 lower level, you called it a basement apartment.
25 That's what's on these plans?

1 MR. WEBB: Yes, currently.

2 MR. IZZO: And there's a section that
3 says, "Bilco Scapewell Details," what is that?

4 MR. WEBB: That's going to be the egress
5 area for the basement tenants to be able to exit the
6 property in the event of a fire.

7 MR. IZZO: Did the zoning officer
8 instruct you that that was not permitted under the
9 code or anything like that?

10 MR. WEBB: No, he didn't. I think his
11 issue was the triplex itself was not permitted in the
12 area so the requirement was a d(1) use variance. And
13 the parking I believe it was 3.75 so that's four
14 parking spaces. That was basically it.

15 MR. IZZO: So I'm going to ask you
16 standby when Mr. Seidel talks about the matter you
17 just raised.

18 Mr. Seidel, can you --

19 MR. EINGORN: Can I interrupt you one
20 second? Do you have additional copies of the
21 photographs?

22 MR. IZZO: They should be in the
23 packets?

24 MR. EINGORN: Mine doesn't have it.

25 MR. WEBB: Do you want to take this

1 one?

2 MR. EINGORN: Let me take a quick look.
3 Yes. For the record, the applicant has provided, it
4 looks to be, a packet of documents which contains
5 multiple items but most specifically I'm looking at a
6 single-page with three photographs of the front and I
7 think that's the back corner of the house; that this
8 is the back corner?

9 MR. WEBB: Side.

10 MR. EINGORN: I'm just going to share
11 this with the Board so that they can see the house
12 that we're referring to. We'll start down this end
13 and we'll come back down there. Thank you. Sorry to
14 interrupt.

15 MR. IZZO: Mr. Seidel, you've seen the
16 site of Pershing Street project?

17 MR. SEIDEL: I have, yes.

18 MR. IZZO: And have you seen these
19 architectural plans that were prepared?

20 MR. SEIDEL: Yes.

21 MR. IZZO: And what do you contemplate
22 the harmony for the Zoning Ordinance of the City of
23 Camden and this project on Pershing Street, how are
24 they going to fit together?

25 MR. SEIDEL: I actually think this

1 property is pretty unique in terms of where it lies
2 in the neighborhood. This is in the Whitman Park
3 neighborhood. The property that we're looking at is
4 in the southeast corner of that neighborhood near the
5 Whitman Park athletic fields and the border with
6 Collingswood. It's a corner residential lot so it's
7 bordering Pershing Street and Browning Street.

8 It's a single-family detached home with a
9 detached two-car garage and it is currently approved
10 as a duplex. There's two electric meters that are on
11 that residential unit right now. There's two
12 off-street parking spaces with the two-car detached
13 garage. And then there's also an additional lot
14 that's owned by the same property owner behind this
15 as well. It's generally undeveloped.

16 Most of the neighborhood, when we look at
17 this, this neighborhood to the west is single
18 smaller single-family attached homes. And then the
19 areas to the east and south are apartment
20 communities, apartment buildings. This property and
21 essentially the block around it is really an anomaly
22 because it's large for the area, a large lot, a
23 single-family home.

24 And within this block there's only six
25 lots. There's the residential property that is the

1 main dwelling that's part of this application. Next
2 to that is an adjoining residential dwelling. And
3 then the two lots behind it are generally parking or
4 undeveloped lots. So a large area; large lots for
5 the area here.

6 You heard the proposal to really add one
7 dwelling unit to this community. And why I like
8 this, and why I think it is appropriate, the
9 residential dwelling itself, this single-family home
10 that's going to be anchored at the edge of the
11 community, there's really no significant improvements
12 to that in terms of expanding the building footprint
13 or changing the parameters of that building
14 footprint. It's going to maintain that single-family
15 character. But it's going to be able to provide that
16 additional residential dwelling unit.

17 Because this is on a corner lot, there's
18 a lot of ample off-street parking that's available.
19 And I guess more importantly on Browning Street, the
20 longer block of this area, the opposite side of the
21 street really adjoins the garages from the next block
22 over. So there's really no residential homes that
23 are on that area. Visiting it today, there was only
24 one car that was on that block for the residential
25 home on the other street. So there's a lot of

1 additional parking.

2 The additional lot that's generally
3 undeveloped at the rear of this property, has
4 frontage of 40 feet. Forty feet is the equivalent of
5 two parking spaces for that on-street parking area.
6 So I really don't think there's a problem in terms of
7 providing parking for the area because of the corner
8 lot; the larger undeveloped nature of this; and
9 really providing one additional residential unit, is
10 not out of the ordinary or excessive for the
11 community.

12 The property is located in the R-2 Zoning
13 District. It does permit a variety of housing types
14 from single-family detached dwellings to attached
15 townhomes. However, apartments and multi-residential
16 units are not permitted so we are looking for a d(1)
17 variance. The one thing that I will note as part of
18 this, townhomes are permitted. The lot area that we
19 are looking at here is roughly 11,000 square feet
20 with these two lots. Townhomes are permitted with a
21 lot area of 2000 square feet. Arguably, these two
22 lots could generate five residential homes.

23 So considering we are only looking at
24 three units, it's not an overdevelopment or an
25 overdensity of the area. I believe the application,

1 the positives do outweigh any negatives for the
2 application here. The application will advance the
3 purpose of zoning particularly Purposes A, to guide
4 the appropriate use of land; promote appropriate
5 population densities which was Purpose E. And
6 Purpose M, encourage development with a view of
7 lessening the cost and providing the efficient use of
8 land.

9 No detriment to the public good; no
10 impact to the permitted density, I would say, and for
11 the reasons that I stated. No detriment to the
12 Zoning Plan or the Zoning Ordinance from my
13 prospective. The 2002 Master Plan indicates in-fill
14 housing and rehabilitation is recommended for the
15 entire neighborhood. High density residential should
16 be provided around the Ferry Avenue Transit Center
17 where this generally is. The 2018 Reexamination
18 Report encourages adaptive reuse and establishing new
19 uses for older buildings involving changes to the
20 facade and the interior floor plan to support the
21 redevelopment of the neighborhood which this
22 application does.

23 As I mentioned, this property at this
24 location is really a transition between the
25 single-family attached homes to the west and the

1 apartments to the east. So I think this is a good
2 transitional use for this property. I believe for
3 those reasons, the application can be granted and the
4 positives of the application do outweigh any
5 negatives.

6 MR. EINGORN: Mr. Webb, I'm going to
7 detach these photographs from this and give this back
8 to you; is that okay?

9 MR. WEBB: Yes.

10 MR. EINGORN: Thank you. Evita, these
11 photos are for the record.

12 MR. IZZO: We submit on that summation;
13 illustration.

14 MR. EINGORN: Does the Board have
15 questions?

16 CHAIRMAN HANCE: So the house is already
17 a triplex or are you going to turn it into a triplex?

18 MR. WEBB: No. Currently the property is
19 a duplex.

20 CHAIRMAN HANCE: Okay.

21 MS. MERRICKS: Does the basement have its
22 own entrance?

23 MR. WEBB: Yes, the side. There's a side
24 door. I don't know if you can see it in that photo.
25 But the basement does have an entrance.

1 MR. EINGORN: I don't know that we can
2 see. This is the photograph here, Mr. Webb. Is the
3 entrance in the photographs?

4 MR. WEBB: This is not really clear
5 but --

6 MS. SPENCER: Here?

7 MR. WEBB: Yes. On the side of those
8 stairs.

9 MS. MOSS: And the other two entrances
10 you say are on Pershing?

11 MR. WEBB: No. So one is on Pershing and
12 then the other one is actually on the side.

13 MS. MOSS: On Browning?

14 MR. WEBB: Yes, it's on Browning.

15 MS. MOSS: And then where's the basement
16 entrance?

17 MR. WEBB: It's on the side. It's on
18 Pershing.

19 MS. SPENCER: So do the steps go up or go
20 down?

21 MS. MOSS: I'm confused.

22 MR. SEIDEL: If I can explain it.
23 There's a building entrance.

24 MR. EINGORN: The court reporter has to
25 take down everything. And if we're all talking at

1 the same time, she's going to have a lot of
2 difficulty. So let's just let Mr. Seidel answer the
3 question. And then if you have additional questions,
4 we'll come back to that. Thank you.

5 MR. SEIDEL: So to answer the question
6 about the entrance to the building, correct me if I'm
7 wrong, there's a building entrance facing Pershing
8 Street. That building entrance basically provides an
9 entrance to go down to the lower level and to the
10 upper level.

11 MS. MOSS: And the one on Browning Street
12 is to the basement?

13 MR. SEIDEL: That's correct.

14 MR. WEBB: Yes.

15 MR. EINGORN: Does that answer the
16 question down there?

17 MS. SPENCER: Yes.

18 MR. SEIDEL: And I can also add to that,
19 if I may while I have the floor here, in terms of the
20 size of these units, I don't believe they're
21 undersized at all. The main floor, main level, first
22 floor, is over 1,100 square feet in area. The upper
23 floor is over 700 feet in area. And those are the
24 two units that are essentially existing today.
25 What's proposed is the lower level which is

1 essentially going to be over 1,000 square feet in
2 area.

3 And that lower level will be provided as
4 a two-bedroom. It was described as a basement
5 apartment. And often times, when I think of a
6 basement apartment, it's something small. But this
7 is essentially the same size as the main floor plan
8 so it's generally pretty large.

9 VICE-CHAIRMAN STILL: So you're not
10 building up. You're building underneath?

11 MR. SEIDEL: That's correct.

12 MS. MOSS: What about the flooding and
13 the rain? Because those basements get wet.

14 MR. WEBB: I guess the homeowner, we have
15 to talk about some sort of French Drain.

16 MS. MOSS: It gets wet.

17 MR. WEBB: Yeah. I mean, the basement is
18 pretty dry. I guess that's the alternative.

19 MS. MOSS: It gets wet.

20 MR. IZZO: So what's going on in the site
21 right now today while you're coming to the Board?
22 What's over there now?

23 MR. WEBB: Exactly what he just said.
24 It's currently a duplex.

25 MR. IZZO: Occupied home or vacant?

1 MR. WEBB: No. We intend to renovate it.

2 MR. IZZO: For long vacancy or recent?

3 MR. WEBB: Pardon me?

4 MR. IZZO: Is the vacancy prolonged
5 for --

6 MR. WEBB: Yes. It's prolonged because
7 of the condition of approval of the plans.

8 MR. EINGORN: Any other questions from
9 the Board? No. We will open to the public. Anybody
10 here tonight that like to be heard on the
11 application for a use variance and a bulk variance
12 for off-street parking for a three-family dwelling at
13 letter 1826 Pershing Street? Hearing none and seeing
14 none, we'll close the public portion.

15 The Board has heard the testimony of the
16 applicant including his professional planner
17 regarding the request for a use variance to create a
18 triplex from a duplex, as well as a bulk variance for
19 off-street parking. The Board should be a discussion
20 of the Positive and Negative Criteria and make a
21 motion.

22 VICE-CHAIRMAN STILL: The thing that is
23 positive about it is that he's building underneath
24 and not on top to change the integrity of the
25 neighborhood. I think, you know, that would be a

1 detriment. Again, like our counsel member said,
2 zoning member said, you just got to make sure that
3 you take care of the drainage. The drainage becomes
4 an issue.

5 MS. MOSS: It's a beautiful property.
6 I've seen it. But I do know the neighborhood and I
7 do know that it does cause a problem with the water
8 in the basement. So I'm just giving you a straight
9 heads-up.

10 CHAIRMAN HANCE: Do you know how long
11 that property has been empty?

12 MR. WEBB: Probably over a year as far as
13 I know.

14 MS. MOSS: Several years.

15 VICE-CHAIRMAN STILL: Just some brief
16 advice. You testified that it's presently being --
17 not a big deal; I'm just mentioning it -- you
18 testified that it's presently being used as a
19 duplex. On the application it says it's presently
20 being used as a triplex. Just so that you know.
21 Take a peek at what's on the application.

22 CHAIRMAN HANCE: I'll say that a lot of
23 people can't afford housing anymore so they're
24 actually converting into apartments. I guess it's
25 less stressful. But that's the new thing now,

1 everybody wants an apartment. Save a lot of money.
2 Don't have to worry about repairs. For that big
3 place, I think it's a good addition to that
4 neighborhood.

5 MS. MOSS: And are you going to redevelop
6 the back, the landscaping, that whole big open lot in
7 the back behind the garages?

8 MR. WEBB: As of right now, I'm not sure
9 what the plans are for the rear area.

10 VICE-CHAIRMAN STILL: And it's going to
11 be separate meters for everything, right?

12 MR. WEBB: Correct.

13 MR. EINGORN: Is there a motion?

14 CHAIRMAN HANCE: One more time with the
15 parking. If there's public parking, you got a
16 driveway.

17 MR. WEBB: Yes, there is a driveway.

18 CHAIRMAN HANCE: How many cars can fit in
19 that driveway?

20 MR. WEBB: Two.

21 CHAIRMAN HANCE: Two cars.

22 MR. EINGORN: Wasn't there testimony
23 there was a garage?

24 MR. WEBB: Yeah, there's a garage.

25 MR. EINGORN: So can you fit two cars in

1 the garage and two cars in the driveway or just two
2 cars? Is the garage up against the curbing?

3 MR. SEIDEL: The garage is set back from
4 the roadway so, yes, there's two-car parking that's
5 available between the driveway and the roadway -- I'm
6 sorry -- between the garage and the roadway. So
7 those two off-street parking are within the driveway
8 that I mentioned.

9 MR. EINGORN: So you could have four-car
10 parking?

11 MR. SEIDEL: That's correct.

12 MS. MOSS: It's a house next door to that
13 on the right on Pershing. Is that a duplex as well?

14 MR. SEIDEL: I don't know. It has the
15 same. For everybody else's reference, it has the
16 same general appearance of the home that's part of
17 this application. I did not look to see if that is
18 improved as a duplex.

19 VICE-CHAIRMAN STILL: Motion to pass.

20 CHAIRMAN HANCE: Second.

21 MR. EINGORN: We have a motion to approve
22 and a second. I'll take a roll-call vote. Chairman
23 Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: Ms. Spencer.

9 MS. SPENCER: Yes.

10 MR. EINGORN: And Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Having seven in favor and
13 none opposed, the motion passes and the application
14 is approved. Thanks guys.

15 MR. IZZO: Thank you.

16 MR. WEBB: Thank you.

17 MR. EINGORN: The next matter is Jermaine
18 Hatcher, 508 State Street. Good evening, Counsel.

19 MS. JAMES: Sonia James for the
20 applicant. We are before you for an application for
21 zoning, a d(1) use variance as well as a c(1) bulk
22 variance for parking. I have before you Mr. Jermaine
23 Hatcher and Jerel Clark who will provide testimony.

24 MR. EINGORN: Gentlemen, would you raise
25 your right hands.

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JERMAINE HATCHER; JEREL CLARK, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

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

MR. HATCHER: Jermaine Hatcher, 1407 Princess Avenue, Camden, New Jersey.

MR. CLARK: Jerel Clark, 125 E. Bettleground Avenue, Oaklyn, New Jersey 08107.

MS. JAMES: Mr. Clark, can you please state your role in the LLC of 508 State Street, LLC?

MR. CLARK: Yes. I'm a secondary partner with Jermaine Hatcher. We are partners in the 508 State Street, LLC.

MS. JAMES: And can you please state when you purchased 508 State Street?

MR. CLARK: August 1st.

MS. JAMES: Of?

MR. CLARK: 2025.

MS. JAMES: And can you describe the property 508 State Street?

MR. CLARK: Yes. It's a five-bedroom,

1 three-bath, three full baths, dwelling in the North
2 Camden section of Camden. What else do you want me
3 to --

4 MS. JAMES: You said three story?

5 MR. CLARK: Yes, it's three stories.
6 There's a bathroom on each level.

7 MS. JAMES: Can you describe the layout
8 of the property?

9 MR. CLARK: When you walk in the
10 property, you have a little room; it's open; dining
11 room. You have a full kitchen. You walk out the
12 kitchen, you have another full bathroom. We have a
13 secondary set of stairs inside the kitchen that you
14 can go to the second floor. Once you get to the
15 second floor, you have a bedroom in the back.

16 You walk down a hallway, you have a
17 bedroom in the middle and then you have a bathroom
18 and then you have a front bedroom. And then we have
19 a third set of stairs that goes to the third floor
20 where when you walk up the third set of stairs, you
21 have a bedroom. Straight when you walk up the steps
22 you have a bathroom, full bathroom and then you have
23 another bedroom next to that bathroom.

24 MS. JAMES: And what is the use that you
25 are requesting for this property?

1 MR. CLARK: A rooming house.

2 MS. JAMES: If I may approach, I want to
3 supply pictures.

4 MR. EINGORN: Thank you.

5 CHAIRMAN HANCE: When you say rooming
6 house, what kind of rooming house?

7 MR. CLARK: Basically for people that are
8 transitioning from out of prison; mainly veterans
9 because there's a big homeless problem with veterans.
10 And a lot of veterans, they need housing. And
11 veterans are probably the most important who need
12 housing. So that's basically our main focus but we
13 know there's a lot of veterans that are in prison or
14 homeless so just in a bad situation. And we are in
15 connection with a few different organizations like
16 Faces of Change here in the neighborhood who we would
17 partner with who are going to supportive services for
18 the veterans and whoever else comes through our doors
19 to help them get a better lock on life.

20 CHAIRMAN HANCE: So have you guys talked
21 to the neighbors? You have neighbors there, right?

22 MR. CLARK: Absolutely.

23 CHAIRMAN HANCE: It's good to
24 communicate to the neighbors?

25 MR. CLARK: Absolutely.

1 CHAIRMAN HANCE: Especially when you're
2 talking about room house. Some people don't really
3 appreciate that.

4 MS. MASON: Are rooming houses legal?

5 MS. MOSS: Allowed?

6 MR. EINGORN: No. They're prohibited
7 in the City of Camden. That's why they're
8 requesting a use variance.

9 MS. MASON: Understood.

10 MS. JAMES: Are you aware of any other
11 residents on that block that are functioning in the
12 same manner?

13 MR. CLARK: Yes. They have a house
14 maybe, what, two doors --

15 MR. HATCHER: Two doors down, yes.

16 MR. CLARK: -- from us. It's called
17 My Brothers Keeper.

18 CHAIRMAN HANCE: Yes.

19 MR. CLARK: They have one. There's
20 actually one next door to them. They've not actually
21 open yet. They renovated it but they're going to
22 open up. If you back south on the east on State
23 Street, you have maybe Faces Of Change is one. And I
24 believe there's another one. I can't remember the
25 name of it. But there's maybe about four or five

1 different facilities like that on that street.

2 CHAIRMAN HANCE: Are you going to have
3 someone there with the roomers or how does that work?

4 MR. CLARK: Yes. There will be houseman
5 there; somebody that's very responsible or somebody
6 that can be in there and he just keeps -- a houseman
7 that keeps everything in order and makes sure there's
8 nothing going on that shouldn't be going on.

9 CHAIRMAN HANCE: Right.

10 MS. JAMES: Will there be rules to the
11 house?

12 MR. CLARK: Absolutely.

13 MS. JAMES: And will they have to be
14 executed and reviewed before they're able to move
15 into the house?

16 MR. CLARK: Yes. There will be rules.
17 There will be -- we actually have a whole setup in
18 place where it's a criteria. There's no drugs; no
19 gambling; no any of that. It's just place for you to
20 come, get yourself together and go on to the next
21 phase of your life.

22 MS. MOSS: Is it coed?

23 MR. CLARK: No. It's just strictly men.

24 MS. JAMES: Are there any repercussions
25 if they do not follow the rules of the house?

1 MR. CLARK: They would probably be put
2 out because then that will be bad for everybody else.

3 MR. HATCHER: So we're going to have them
4 make contracts. We're going to write-up a contract;
5 they sign the contract. They're going to have to
6 have a P.O. Box; no smoking; certain things and
7 certain criterias that we're going to have for each
8 resident. Each resident will be able to sign a
9 contract. And if they break any of those contract
10 rules, then we will move to the next phase; give them
11 this notice right here to remove them from the
12 property legally.

13 CHAIRMAN HANCE: So I went online and
14 checked you guys out. Is that pool table still in
15 there?

16 MR. CLARK: No.

17 CHAIRMAN HANCE: I saw a pool table in
18 one of the pictures?

19 MR. CLARK: No.

20 MS. MASON: Now you said that you spoke
21 with neighbors because I know that area has families
22 that own certain properties there. At one point in
23 time we had daycare centers in that area as well.
24 Just a couple of blocks up the way is Mastery School.
25 So you have schools there and you're saying that

1 you're going to have a rooming house.

2 I also know that in that area, we
3 currently do have a couple of rooming houses and a
4 couple of them have got shut down as well because
5 residents were complaining about the rooming houses
6 and the safety of their kids. That's throughout
7 State Street. So you said that you notified
8 neighbors in that area of it being a rooming house?

9 MR. HATCHER: Yes, we did.

10 MS. MASON: Okay.

11 MS. JAMES: Are there going to be
12 supportive services provided as well as to the
13 residents still living there?

14 MR. CLARK: Yes. For anybody who wants
15 to participate, yes. So we're going to be offering
16 credit repair. I have a janitorial company so if
17 they need to be hired for a job, I can hire them to
18 work for me. I have several contracts through South
19 Jersey up to Central Jersey.

20 And I just actually just got connected
21 with WINCO who owns over 4,000 properties so I'm just
22 continuing to grow my business that way to
23 janitorial. So we're going to be able to provide
24 them jobs; job readiness skills; credit repair. If
25 they want to create an LLC, we'll show them how to

1 create an LLC. And then they can transition to the
2 next phase or whatever it is that they're looking to
3 do. Now, I want to share my story.

4 CHAIRMAN HANCE: Go ahead.

5 MR. CLARK: In 2009 Pastor McCoy, he
6 passed away some years ago. I was in his rooming
7 house. And that's where I started at. So this is
8 kind of like something that was kind of passing it to
9 me. And not only that, you know, that we can do it
10 for veterans. But I just know the power and having
11 that little stepping stone of having housing. And
12 there's no housing. Rent is going up. Some people
13 just can't afford to pay 15 or \$2,000. They may only
14 want to pay \$1,000 or \$750 to be in a room.

15 Especially like for veterans, they're on
16 a fixed income and everything is just going up, rent,
17 food, everything; just the cost of living is just
18 going up. People need somewhere affordable to live.
19 I'm just an example of being able to start at a
20 rooming house, transitioned there, rented a
21 two-bedroom house in North Camden on 11th Street.
22 And from there, purchased my first property at 1004
23 Collins Road and I've been rolling ever since.

24 CHAIRMAN HANCE: I'll give you a little
25 background on me now. I worked 27 years at Camden

1 County OEO. So if you're familiar with OEO, you know
2 they may have five or six apartments and one rooming
3 house for men on Kaighn Avenue.

4 When you get your people in, is a part of
5 them being educated to move forward? Is that a part
6 of the lease? Meaning, when they walk in, they have
7 to take your class; not just sit home all day long?
8 For out guys and girls, we had jobs, like you said,
9 jobs, GED. We even drove them to the jobs so they
10 can make that next step. How long are they allowed
11 to stay there?

12 MR. CLARK: So really depending on the
13 type of clientele that we get. We're looking at
14 anywhere from 90 days to maybe a year. So, yeah,
15 when they do come in, all these services and classes
16 that we're offering, yes, they're going to have to
17 participate. Not only that, we are connected with
18 Sanctuary Services which is ran by the LaShaunda
19 Carter. And the Veterans Service of Catholic Charity
20 of South Jersey. So these are some of the
21 partnerships that we're connected with. So when the
22 come in -- if we can't provide the services for them,
23 we can send them Faces of Change or Catholic
24 Charities or the Sanctuary. I feel that Ms. Carter
25 does a great job with --

1 CHAIRMAN HANCE: Yes does.

2 MR. CLARK: -- the veterans.

3 CHAIRMAN HANCE: I know her personally,
4 she does.

5 MS. MASON: My thing, though, is that and
6 I commend your experience. But it's, one, it's
7 illegal in Camden for a reason. The second thing is,
8 State Street is like the business corridor of North
9 Camden. And currently, we're dealing with like My
10 Brothers Keeper with the lingering outside and the
11 drug use. Like we're constantly trying to keep that
12 area cleaned up because there is a lot of loitering
13 in that area from the rooming homes. And like I
14 said, the main concern of residents to have families
15 that have young kids as well, knowing that there are
16 rooming homes in that area.

17 Again, I do feel like we transition
18 spaces for -- that transition for people that are
19 just trying to get on their feet. But, again, that
20 street and according to North Camden's Neighborhood
21 Plan, I don't know if that goes according to the plan
22 as far as North Camden as far as rooming homes. It's
23 more so of like homeownership. It just doesn't go
24 according to the actual North Camden Neighborhood
25 Plan of rooming homes.

1 MS. JAMES: Is there a screening process
2 that will be used for who is selected into the
3 rooming house?

4 MR. CLARK: Most definitely.

5 MS. JAMES: And can provide some insight
6 as to what that may be?

7 MR. CLARK: So, you know, criminal
8 background checks. And just, you know -- so, again,
9 going back to Ms. Carter. We're working with her
10 because she's going to do all the vetting for us.
11 You know what I'm saying? So she's going to vet for
12 if they can live with other people because, you know,
13 dealing with veterans, some of them may be dealing
14 with --

15 MR. HATCHER: Mental illness.

16 MR. CLARK: It could be. We want
17 self-sufficient, independent clients. That means,
18 people that can operate self-sufficiently; they can
19 go to work; they don't need a lot of assistance. So
20 that's what we're looking for. And, again, we're not
21 just taking anybody. Because, again, when you're
22 talking about renting something to somebody, whether
23 it's a one-bedroom, a room or three bedrooms, you
24 want to get the best tenants in there.

25 MS. JAMES: So the purpose of this

1 program is to help veterans transition to stable
2 employment independently?

3 MR. HATCHER: Yes.

4 MS. JAMES: So there's a limited time
5 that they're there to secure certain services for
6 that type of support?

7 MR. HATCHER: Yes.

8 MS. JAMES: And that's the vision and the
9 purpose of these accommodations?

10 MR. HATCHER: Yes.

11 CHAIRMAN HANCE: So are we doing veterans
12 or are we doing ex-offenders or are we doing both?

13 MR. HATCHER: Well, we want to tap into
14 really the veterans because veterans, again, they
15 come with their own income. You know what I'm
16 saying?

17 CHAIRMAN HANCE: Right.

18 MR. HATCHER: So we're just going to
19 stick with veterans and continue to work with Ms.
20 Carter and she'll help us to vet out all the clients
21 that we feel as though be able to be good fit to what
22 we're doing.

23 MS. JAMES: So you would describe it as
24 more of a structured, affordable, supportive housing
25 rather than just a rooming house for --

1 MR. HATCHER: Yes.

2 MS. JAMES: There's services, there's
3 programming that people that live there, reside
4 there, have to participate in order to remain there?

5 MR. HATHCER: Yes.

6 MS. JAMES: And this is part of a
7 contract that they have to sign?

8 MR. HATCHER: Yes.

9 MS. JAMES: And this will be enforced
10 strictly?

11 MR. HATCHER: Yes.

12 VICE-CHAIRMAN STILL: One of the rules is
13 no drugs and you're going to make them fill out a
14 contract. How do you really plan on controlling or
15 your house leader plan on controlling if I got
16 something in my pocket and I walk up to my room and
17 I'm doing drugs in my room? How do you really plan
18 on controlling them bringing drugs into the house?

19 MR. CLARK: Well, I think the first thing
20 we'll do is, between me and Jermaine, we'll do weekly
21 inspections. We're actually going to put in the
22 contract that we take urines once a week. Because if
23 you take somebody's urine, they're less inclined
24 to do drugs because they don't want to be out on the
25 streets especially if they have a job and they're

1 trying to get their kids back into their life or
2 whatever they're going through that got them in that
3 situation.

4 Our job, our mission is to keep them
5 straight. Don't fall off the wagon; don't do
6 anything. If you feel like you need to do something,
7 okay, come to us and we'll get you help before you
8 take that plunge.

9 MS. SPENCER: I have a question. What
10 type of veterans are you trying to cater if you're
11 saying like keep them on the right track? Like
12 veterans, just because they're coming from wherever,
13 that doesn't mean that they're on a wrong track. It
14 just means that they're a veteran.

15 Maybe they went off at 18 and I'm coming
16 home at 26 and I just don't have any family here. So
17 I don't need the one, two, three guidelines. I just
18 need somewhere to stay until I can get back up on
19 feet. So it seems like you're between veterans and
20 inmates like people coming out of prison.

21 MR. CLARK: Well, no. With the veterans,
22 that wouldn't really apply. If a guy is coming out
23 of the service and he has no where to live, then
24 there's no reason for us to monitor him because he
25 has that --

1 MS. SPENCER: Right. But I think you
2 mentioned earlier when someone said like, which group
3 are you targeting? I think you said vets, right? I
4 think one of those questions, so you said veterans.
5 So I feel like you're just going back and forth
6 between veterans and like people being incarcerated.
7 So I'm just trying to figure out which? Or are you
8 catering to both which is fine?

9 MR. CLARK: It's combination of a lot of
10 things. Because you think -- you have veterans and
11 you have people who are coming home from prison.
12 They're not exempt from having a place to live.

13 MS. SPENCER: Right.

14 MR. CLARK: So we'll accept them if they
15 are willing to comply with the rules of the house.
16 But our focus --

17 MS. SPENCER: So the rules apply to
18 whoever they need to apply to.

19 MR. CLARK: Yeah, but the focus is to
20 give the veterans because veterans, it's a problem
21 with homelessness with the veterans. They served
22 this country and they should have a place to stay.

23 MS. MERRICKS: I have a few questions.
24 How do you get the residents? How are you going to
25 get them?

1 MR. CLARK: We are partnered with
2 LaShaunda Carter at Sanctuary. She's going to do the
3 vetting for us.

4 MS. MERRICKS: Okay. So she's going to
5 vet the guys that are coming out to see who is good
6 for your program?

7 MR. CLARK: Yes.

8 MS. MERRICKS: What kind of rent will
9 they be paying? Like what's the amount, seven to a
10 thousand?

11 MR. CLARK: Yeah, roughly.

12 MS. MERRICKS: And parking, is there
13 parking in that area? Because I know that parking
14 was a little hectic around there. I live around
15 there. I don't know. The radius is two miles,
16 Kyle?

17 MR. EINGORN: I'm sorry?

18 MS. MERRICKS: The radius for the letters
19 that go out --

20 MR. EINGORN: 200 feet.

21 MS. MERRICKS: Oh, 200 feet.

22 MS. JAMES: So as far as parking, do you
23 know when the property was built?

24 MR. HATCHER: 1910.

25 MS. JAMES: And since 1910, was there any

1 on-property parking or was parking always on the
2 street?

3 MR. HATCHER: Parking was always on the
4 street. So if you live as a resident or as a rooming
5 house, the parking would be the same.

6 MS. JAMES: So regardless if it was
7 operating as a 5-bedroom house, the residents would
8 have to be park on the street?

9 MR. HATCHER: Yes.

10 MS. JAMES: So that's no different than
11 the this situation?

12 MR. HATCHER: Yes.

13 MS. JAMES: Have you done any other
14 changing to the lot for the exterior?

15 MR. HATCHER: No.

16 MS. JAMES: There's been no expansion;
17 there's no shifting of the footprint of the lot?

18 MR. HATCHER: No.

19 MS. JAMES: If you could just describe
20 the property, is it a single-family; is it a
21 rowhouse; can you describe it?

22 MR. CLARK: It's a single-family
23 rowhouse.

24 MS. JAMES: It's a rowhouse. Are there
25 neighbors on both sides that share a wall with this

1 property?

2 MR. HATCHER: Well, one house is
3 abandoned and we've been constantly in with the City
4 of Camden. I forgot his name. Is it Comacho --

5 CHAIRMAN HANCE: Yes.

6 MR. HATCHER: -- from Inspections?

7 So we've been in contact with him because
8 next door it's kind of a nuisance cause it's a lot of
9 trash back there that's owned by the Patels which
10 they own about five houses on that block that's just
11 abandoned that they ain't not doing nothing with. So
12 it's kind of bringing ruins and all of that stuff on
13 our property? You know what I'm saying? We got pest
14 control to come out and spray our property. But
15 this, their property needs to be dealt with.

16 MS. JAMES: So you've taken action to
17 beautify the actual street?

18 MR. HATCHER: Yes. I mean, actually if
19 they was willing to sell to us, we'd probably buy.

20 MS. JAMES: Now, as far as going back to
21 the description of the property, the property has
22 at least buildings on either side?

23 MR. CLARK: Yes.

24 MS. JAMES: So would it be possible to
25 even add on the property, parking? Would you be able

1 to do anything to --

2 MR. HATCHER: No.

3 MS. JAMES: So it's a preexisting parking
4 situation?

5 MR. HATCHER: Yes.

6 MS. JAMES: There's nothing that can done
7 to change that and it has been since 1910, correct?

8 MR. HATCHER: Yes.

9 MS. JAMES: So that wouldn't change or
10 impact negatively what is currently in the
11 neighborhood as far as parking?

12 MR. HATCHER: No.

13 And just to add, coming into transitional
14 housing or shared living space, and I actually
15 facilitate up in Tinton Falls. A lot of these guys
16 they ride bikes, those E-Bikes. I'm just basing that
17 off of what I see. So a lot of them don't drive.
18 They have bikes or scooters.

19 MS. JAMES: Is there public
20 transportation nearby?

21 MR. HATCHER: Yes.

22 MS. JAMES: How close to this property?

23 MR. HATCHER: Right on front of the house
24 is a bus stop going both ways.

25 MR. HATCHER: Is that the 452?

1 MR. CLARK: One of them.

2 CHAIRMAN HANCE: I'm going to commend you
3 guys for stepping up for the veterans and
4 ex-offenders. When I worked at OEO, there was no
5 parking. Most of those guys didn't have cars anyway.
6 Coming out of prison/coming out of the Army, Navy,
7 Marines. So, you know, it's good not to be forgot
8 about. If you're from Camden, you know that there's
9 no parking in North Camden. None. Unless you park
10 down by the water. I grew up in North Camden too. I
11 used to get my hair cut at Mary's all the time. I
12 commend you because we had a rough time at OEO.

13 MR. HATCHER: We can always partner with
14 places like OEO if you hire people that need to be
15 housed. We can partner with you guys as well.

16 CHAIRMAN HANCE: I definitely commend you
17 guys. It's not easy. In fact, LaShaunda was before
18 us right here about ten years ago.

19 MS. MASON: Is it already five bedrooms
20 or you have to do the --

21 MR. HATCHER: No. We had that house for
22 eight months. It's a beautiful house. Complete.

23 MS. MASON: Do you have tenants already?

24 MR. HATCHER: No. We have to go through
25 this approval first and once we get approved for

1 this, then we got to go to get the CO. So we still
2 got a lot --

3 MS. MASON: It's already been changed
4 into five bedrooms?

5 MR. HATCHER: It was already five
6 bedrooms.

7 MS. MASON: It was already five
8 bedrooms?

9 MR. HATCHER: Yes.

10 MS. JAMES: So it was built as a
11 five-bedroom?

12 MR. HATCHER: It was an existing
13 five-bedroom, three bath home.

14 MS. JAMES: Can you share some of the
15 updates that you have done to the house?

16 MR. HATCHER: So one bathroom was a full
17 renovation. We put brand new LVP flooring; painted
18 the whole house. That was really was it. It's
19 actually my ex-wife's house. She didn't want the
20 house no more. And this is not only my partner but
21 we grew up together in Camden.

22 So to be able to create a business with
23 not only a business partner but a friend and do it in
24 your community, I think we need more of this. You
25 know what I'm saying? We're just trying to do it the

1 right way. We ain't trying to open up illegally so
2 that's why we're going through the proper channels to
3 make sure that we do it right way.

4 MS. JAMES: Inherently beneficial uses
5 satisfy the Positive Criteria because they advance
6 the general welfare. This proposal provides
7 affordable supportive housing for veterans, financial
8 literacy, education, job placement services, direct
9 employment opportunities and manage occupancy. The
10 only deviation is off-street-parking. The lot cannot
11 physically accommodate parking which satisfies the
12 c(1) hardship requirement as it's a preexisting
13 condition of the property whether it is a
14 five-bedroom single-family home of a family or a
15 boarding house. That would not change in any way if
16 the use is allowed.

17 And there is no substantial detriment to
18 the public good and no substantial impairment of the
19 Zone Plan. When properly balanced, the public
20 benefit substantially outweighs any minimal
21 site-related deviation. We respectfully request
22 approval of the d(1) and c(1) variances for that
23 reason.

24 MR. EINGORN: I'm just going to object to
25 the use of the term inherently beneficial as it

1 relates to a rooming house. It's usually applied for
2 things like churches and schools. I'm not saying
3 that they did or did not meet the Positive Criteria.
4 However, I don't believe that this in and of itself,
5 would be an inherently beneficial use as defined by
6 New Jersey Law.

7 Does the Board have any questions?

8 There was a lot of testimony. Questions? No. We'll
9 open to the public.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Anybody here tonight that
12 like to be heard on the application regarding 508
13 State Street for use variance and off-street parking
14 variance for a five-bedroom rooming house? Seeing
15 none and hearing, we'll close the public portion.

16 The Board has heard substantial testimony
17 and some legal argument regarding the application for
18 a five-bedroom rooming house. The use, as the Board
19 is aware, is not permitted. That's why they're here.
20 And the off-street parking, they are asking for a
21 variance as well, which was also discussed. So the
22 Board should do a discussion of the Positive and
23 Negative Criteria and then make a motion.

24 MS. MASON: I still stand on that, we
25 don't allow rooming housing for a reason. And I just

1 don't see where the regulations are to be able to
2 regulate what's happening in these rooming homes.
3 Based off of what we're seeing right now, we're
4 trying to regulate the blight that's out there. I'm
5 not saying that this would but there's just not
6 regulations around rooming homes because we don't
7 have it. So how do we regulate that? How do we make
8 sure that the neighbors, the current residents are
9 safe and they're good?

10 I know originally we said vets but he
11 also said inmates as well. Again, like I said,
12 I know that area and I know some of those rooming
13 houses, some of them have already been shut down but
14 there are a couple of them that are still remaining.
15 And we constantly have to do a lot of working with
16 the City police to be able to make sure that folks
17 are safe around that area.

18 MR. HATCHER: So I got a question.
19 So from my understanding, you all opened up another
20 division in partnership with DCA to regulate rooming
21 houses. That's a question.

22 MR. EINGORN: I don't know the answer to
23 that. I don't deal with DCA?

24 MR. HATCHER: Okay.

25 CHAIRMAN HANCE: I don't know that but I

1 will say that not one neighbor showed up. And within
2 200 feet, not one neighbor. We usually get a little
3 old lady or somebody in here. We don't have anybody
4 here tonight. I do appreciate what you're doing;
5 what you're saying. But I will say that, it's needed
6 believe it or not.

7 We always shun the vets. We always shun
8 the ex-offenders. But I'd rather them try to help
9 them than to have them out here doing their things.
10 We have a lot break-ins now. And this is just the
11 homeless people. And it's sad that our world is
12 coming to that term where you get a blind eye. I
13 mean, I've worked there for 27 years and we helped a
14 lot of people. We helped people get homes. We
15 helped people move on to a better job. We drove them
16 to the jobs no matter where it was Philadelphia
17 wherever. I think it's really up to us to give them
18 that push and stick to it. But it's really up to you
19 guys.

20 MS. MASON: And understand that. We also
21 have certain things called Warming Centers as well
22 and I've been very involved in Warming Centers.
23 They've been coed as well. And we've also had a lot
24 of experiences there. Again providing housing or
25 providing shelter while it's cold and then you have

1 residents, neighbors that live there, trying to
2 regulate all of that, has been very difficult.

3 So I do understand the need but there's
4 no regulation. And it's difficult for homeowners
5 that live on that block to have to deal with, you
6 know, rooming homes that have no regulations on it
7 for us to be able to say, you know, this is the
8 checks that you guys have to do in order to have it.
9 This is just whatever they're coming and saying that
10 they're doing. There's no regulation.

11 CHAIRMAN HANCE: Right.

12 MS. MASON: So once we put that in, then
13 how do we continue to protect the neighbors that are
14 already there if things are happening when there's no
15 regulation and the City doesn't allow it any way?

16 MR. EINGORN: To that point, a zoning use
17 variance would run with the land. So if this
18 applicant who is altruistic, is doing a great job
19 with the veterans, decides, you know, ten years, 20
20 years whatever down the line, sells this property to
21 the next guy and it's a rooming house, and that guys
22 sticks five random strangers in the house and it
23 becomes a problem, you've granted a use variance that
24 ran with the land.

25 VICE-CHAIRMAN STILL: I deal with seniors

1 and veterans from my regular job every day so I
2 respect what you all are doing and your intent
3 and the moral effort and impact, I respect all of it.
4 But referring back what Kyle said legally, rooming
5 homes are prohibited. Is that not what you said?

6 MR. EINGORN: The Zoning Ordinance does
7 not permit rooming houses in the City of Camden.

8 VICE-CHAIRMAN STILL: So to that end, I
9 think that's kind of where I stand.

10 MS. JAMES: If I may? But there are
11 current rooming houses so that means that we would
12 assume that variances have been granted by this very
13 Board.

14 VICE-CHAIRMAN STILL: I have not been
15 here but about two years. I didn't grant any
16 variance for a rooming home. I respect what you're
17 saying too but I didn't do that.

18 MR. EINGORN: My recollection is, the
19 last rooming house that was approved was vetoed by
20 Mayor Redd. Don't quote me but I believe it was
21 Ms. Carter who brought the application.

22 UNIDENTIFIED SPEAKER: Excuse me.

23 MR. EINGORN: We closed the public
24 portion. Sorry. You had your time but you missed
25 it.

1 MS. MASON: I'm going to go ahead and
2 just make the motion to deny the rooming
3 application.

4 MS. NUNEZ: Second.

5 MR. EINGORN: We have a motion to deny
6 and a second. As previously stated, a 'yes' vote is
7 a yes to deny or a yes in favor of the motion to
8 deny. A 'no' vote would be against a motion to
9 deny. We'll take a roll-call vote. Chairman Hance.

10 CHAIRMAN HANCE: I'm going to say no.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Ms. Spencer.

20 MS. SPENCER: Yes.

21 MR. EINGORN: And Ms. Mason.

22 MS. MASON: Yes.

23 MR. EINGORN: Six in favor of the denial
24 and one opposed the motion. The motion passes and
25 the application has been denied. Sorry fellows. I

1 appreciate you coming out.

2 MR. CLARK: Thank you.

3 MR. HATCHER: Thank you.

4 MR. EINGORN: The next matter on the
5 agenda is Richard Stewart, 135 N. 28th Street.

6 Good evening.

7 MS. STEWART: Hi, good evening.

8 MR. EINGORN: You're counsel, right?

9 MS. STEWART: Yes and also wife and
10 owner.

11 MR. EINGORN: Do you want to put your
12 appearance in the record as counsel for the applicant
13 or are you just want to be the applicant? How do you
14 want to proceed.

15 MS. STEWART: What's best? Which one
16 gives me more favors?

17 MR. EINGORN: No, we don't do favors.

18 MS. STEWART: I'm joking. I'm Queen
19 Stewart for the homeowners.

20 MR. EINGORN: Do you want me to read your
21 application or do you want to proceed?

22 MS. STEWART: You go?

23 MR. EINGORN: I go? Okay. The applicant
24 is here tonight seeking a bulk variance for an
25 additional bedroom that will increase the parking

1 requirements. They have a duplex, first floor,
2 two-bedroom apartment and a second floor, one-bedroom
3 apartment with an attic walk. How is that?

4 MS. STEWART: Yes.

5 So I have a statement. Can I read the
6 statement?

7 MR. EINGORN: Yes.

8 MS. STEWART: We're requesting a variance
9 or an exception from the additional parking
10 requirement related to the proposed bedroom addition
11 which is in the attic. The space in question was
12 previously used as a bedroom prior to this
13 application. And the proposed work simply formalizes
14 and updates that existing use. The property has
15 historically accommodated parking needs without issue
16 and there has been no adverse impact on street
17 parking or neighborhood character. As background, we
18 inherited the prior tenants, four adults. They are
19 no longer there; they were evicted. Long story.

20 When we purchased the property in
21 February of 2025, those four adults lived in the
22 second-floor apartment for several years. We would
23 not allow four adults to rent the apartment. Our
24 intention is to rent to a family of three or four; a
25 mixture of adults and children given the space of the

1 apartment. Thus, the property will have a reduction
2 of residents who drive. And there will be no
3 additional intensity of parking use beyond what
4 previously existed.

5 There have been no known complaints or
6 citations related to parking during the prior use of
7 the space as a bedroom. And we know that because
8 when we purchased it, we looked at all of the
9 outstanding and prior citations and things like that
10 from the City. We always do that when we buy
11 properties. There have been no complaints like
12 that. The property currently provides ample,
13 adequate on-street parking. We have submitted
14 pictures. We don't have a whole lot of copies but we
15 do have a copy that we can pass around. Many of our
16 neighbors have driveways or other off-street parking.
17 Thus, really reducing the overall strain in need of
18 street parking.

19 Also note, the first-floor tenants --
20 well, that's old. Never mind. We are also willing
21 to limit the number of cars a tenant can have if
22 that's what the Board would require. But, again, we
23 do not intend at all to allow four adults or three
24 adults to live in that apartment. It is small. We
25 do know that. But the attic is adequate. Two

1 affirmed, was examined and testified as follows:

2 - - -

3 MR. EINGORN: Name and address for the
4 record.

5 MR. STEWART: Richard Stewart, 16 E. Red
6 Oak Drive, Voorhees, New Jersey.

7 MR. EINGORN: Counsel, we'll mark that
8 Exhibit A.

9 MS. STEWART: Okay.

10 MR. STEWART: I just wanted to note. So
11 I took pictures both on a Tuesday, a weekday and a
12 weekend. And the pictures show that there's plenty
13 of off-street parking for that property. So I just
14 wanted to note that. I took it at two different
15 times just to show that it has never been a problem.
16 I routinely go there once a week for repair and
17 maintenance of the property. And I have a three-row
18 SUV and I never have any problem parking that SUV on
19 the property.

20 MR. EINGORN: Just a quick question. I
21 might have missed it but I'm not feeling so hot and
22 I'm very tired. So I apologize in advance if you
23 answered this already. How many bedrooms are in each
24 unit currently before the attic?

25 MR. STEWART: Before that, so the bottom

1 unit is two one, two bedrooms, one bath. And the
2 upstairs is currently a one bedroom which we're
3 converting the attic to make it a two bedroom and one
4 bath.

5 MS. SPENCER: But they had four people in
6 a one bedroom in the attic?

7 MS. STEWART: They did. They are no
8 longer there. We rehabbed it.

9 MR. STEWART: I always tell my tenants I
10 want to make the apartments a place that I would be
11 proud of living in. Well, you don't have pictures
12 but I rehabbed the first bedroom apartment and now
13 it's currently rented by a young family and I have no
14 issues. And I plan to do the same for the upstairs
15 bedroom. We actually have two potential candidates
16 but, obviously, we want to get this straightened away
17 before we sign a lease.

18 MS. SPENCER: So I've been in some houses
19 out there. Are there actual steps to the attic like
20 from the first floor to the second floor?

21 MS. STEWART: Yes.

22 MS. MERRICKS: Is it pull-down?

23 MS. STEWART: No, they have actual steps.

24 MR. EINGORN: It's a walk-up.

25 MS. STEWART: They have actual steps,

1 like the normal style.

2 MS. SPENCER: Yes, it's a normal walk-up
3 attic.

4 MS. MASON: You know back in the day --

5 MS. SPENCER: Yeah, you had to pull it
6 down.

7 MS. MASON: Even in East Camden.

8 MS. SPENCER: I had a friend who lived in
9 an attic and it was normal steps in East Camden.

10 MR. STEWART: Actually just to note, the
11 attic will probably be square-footagewise, larger
12 than the current one bedroom.

13 CHAIRMAN HANCE: I'm reading this. It
14 says 80 percent done already?

15 MR. STEWART: The apartment?

16 CHAIRMAN HANCE: Did you start building?

17 MR. STEWART: It's done. There was
18 nothing to build. It just had to be this application
19 to make the attic a bedroom.

20 CHAIRMAN HANCE: Okay,

21 MR. EINGORN: It was really just the
22 bedrooms and empty space. Any other questions?
23 Open to the public. Anybody here in the public that
24 like to be heard on the application regarding
25 135 N. 28th Street regarding parking for an

1 additional bedroom? Hearing none and seeing no one,
2 we'll close the public portion.

3 The Board has heard testimony of the
4 application regarding the potential increase in
5 parking requirements due to an attic bedroom.
6 The applicant needs a bulk variance. Discussion of
7 the Positive and Negative Criteria and a motion,
8 please.

9 MS. MASON: The attic is there so why not
10 increase that space. It's not affecting parking
11 which is what the application is here for.

12 VICE-CHAIRMAN STILL: Motion to pass.

13 MS. SPENCER: Second.

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

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Vice-Chairman Still.

18 VICE-CHAIRMAN STILL: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: Yes.

23 MR. EINGORN: Ms. Moss.

24 MS. MOSS: Yes.

25 MR. EINGORN: Ms. Spencer.

1 MS. SPENCER: Yes.

2 MR. EINGORN: And Ms. Mason.

3 MS. MASON: Yes.

4 MR. EINGORN: Seven in favor and one
5 opposed, the motion passes and the application has
6 been granted. Hope you enjoy your attic.

7 MR. STEWART: Thank you.

8 MS. STEWART: Thank you.

9 MR. EINGORN: The next matter is Roderick
10 Wizzart.

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

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

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

18 MR. WIZZART: Roderick Wizzart, 346
19 Jackson Street, Camden, New Jersey.

20 MR. EINGORN: Mr. Wizzart, you got an
21 application for a duplex. You need a bulk variance
22 for lot size, lot width, lot depth and off-street
23 parking. This is in the Waterfront South Historic
24 District. Is this a preexisting building?

25 MR. WIZZART: Yes. Preexisting

1 building. I get the permit to raise the back roof
2 and turn it into one bedroom, bathroom, kitchen
3 downstairs. And the existing building is already
4 there. I purchased the place and there was a
5 step-down no use. So I applied to get it raised
6 and we're almost finished. My son, he's in the
7 service and he's coming home. And my wife said she
8 don't want to share with him because he's 28. So she
9 don't want to share with him. So I said, let me
10 change my mind and see if I can get it and he can pay
11 his own bills.

12 MR. EINGORN: Got it. No off-street
13 parking for this house?

14 MR. WIZZART: We have off-street parking.

15 MR. EINGORN: On street?

16 MR. WIZZART: We have a driveway on this
17 side.

18 MR. EINGORN: And how many cars?

19 MR. WIZZART: Three.

20 MR. EINGORN: Three-car parking where
21 two-and-a-half is needed. It's good. And then the
22 building itself shares a wall on one side, right?

23 MR. WIZZART: Yes.

24 MR. EINGORN: With another house?

25 MR. WIZZART: With another house.

1 MR. EINGORN: But on the other side, do
2 you own the lot next to it?

3 MR. WIZZART: On the other side, no. I
4 own two lots on my side.

5 MR. EINGORN: Right. So this is the
6 property in question?

7 MR. WIZZART: No. I think the middle one
8 is the property.

9 MR. EINGORN: This one?

10 MR. WIZZART: That's my property, yeah.

11 MR. EINGORN: And this one says, existing
12 proposed two-story.

13 MR. WIZZART: I think I did them correct.

14 MR. EINGORN: Come forward. So I'm
15 looking -- the application is for Lot 25?

16 MR. WIZZART: Yes.

17 MR. EINGORN: That's this.

18 MR. WIZZART: This one.

19 MR. EINGORN: That's this one?

20 MR. WIZZART: Yeah.

21 MR. EINGORN: Do you own twenty --

22 MR. WIZZART: Here.

23 MR. EINGORN: It says 23, 24, 25. So you
24 own these three, right?

25 MR. WIZZART: Yes.

1 MR. EINGORN: This is the driveway?

2 MR. WIZZART: Yes.

3 MR. EINGORN: And where is the addition
4 going?

5 MR. WIZZART: The addition is at the
6 back. This is the addition.

7 MR. EINGORN: Right. Where on here?
8 This here?

9 MR. WIZZART: Yes.

10 MR. EINGORN: Okay.

11 So this is 25, 24, 23 according to what
12 has been provided. It looks to me the same thing on
13 the tax map here. What street is this? This is
14 Jackson.

15 MR. WIZZART: Yeah.

16 MR. EINGORN: So it's reversed. Look,
17 Jackson is here and 23 is here, 24, 25. This is
18 right, 23, 24, 25. Okay. So you have an existing
19 curb cut on 23?

20 MR. WIZZART: Yes.

21 MR. EINGORN: Okay. And you can park
22 three cars there?

23 MR. WIZZART: Yes.

24 MR. EINGORN: Now next to 25 here which I
25 guess would be 26?

1 MR. WIZZART: Right.

2 MR. EINGORN: You don't own 26?

3 MR. WIZZART: No.

4 MR. EINGORN: That was my question. Now
5 I remember. But since you don't own 26, you don't
6 have the ability to expand on to that lot, correct?

7 MR. WIZZART: Correct.

8 MR. EINGORN: And then the lot depth,
9 that's a preexisting depth, correct?

10 MR. WIZZART: Yes.

11 MR. EINGORN: And there's a property
12 behind you?

13 MR. WIZZART: There's a property behind
14 me.

15 MR. EINGORN: And you don't own those
16 properties?

17 MR. WIZZART: No.

18 MR. EINGORN: So you can't expand into
19 them?

20 MR. WIZZART: I can't go back. I can't
21 go forward. I can't go to the side.

22 MR. EINGORN: And these are all
23 preexisting conditions, right?

24 MR. WIZZART: Yes.

25 MR. EINGORN: You bought the properties

1 that way?

2 MR. WIZZART: Yes, I bought the
3 properties that way.

4 MR. EINGORN: So they all seem to be
5 preexisting nonconforming conditions.

6 MR. WIZZART: So it's only the two houses
7 on that block. There's no other houses on that
8 block.

9 MR. EINGORN: Any questions for the
10 applicant?

11 VICE-CHAIRMAN STILL: You already did the
12 construction?

13 MR. WIZZART: Yeah, I do it myself.

14 VICE-CHAIRMAN STILL: No. Is the
15 construction already complete?

16 MR. WIZZART: Yes. The only thing left
17 is your permission then I can cut my door; open the
18 door because the door is boarded up. That's all left
19 to go.

20 MR. EINGORN: Open to the public.
21 Anybody in the public here tonight that like to be
22 heard on the applicant of Roderick Wizzart? Seeing
23 and nearing none from the public, the public portion
24 is closed.

25 So we've closed to the public. If

1 there's any final questions, otherwise, we need a
2 discussion of the Positive and Negative Criteria and
3 a motion.

4 CHAIRMAN HANCE: Is there anyone living
5 there now?

6 MR. WIZZART: No, no one living there
7 now.

8 MS. MASON: I mean, I think he's just
9 building up. It's just adding for his son. He's not
10 going over. He's not using the room for himself.

11 MR. WIZZART: Yeah, I'm just going --

12 MS. MASON: Yeah, building up. You're
13 not going over; you're going --

14 MR. WIZZART: I can't go over because I
15 own the property next to me and I'm not going over.

16 MS. MASON: So I think we should approve
17 the application.

18 MS. SPENCER: Second.

19 MR. EINGORN: So we have a motion by Ms.
20 Mason and a second by Ms. Spencer. We'll take a
21 roll-call vote. Chairman Hance.

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Vice-Chairman Still.

24 VICE-CHAIRMAN STILL: Yes.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: Yes.

2 MR. EINGORN: Ms. Nunez.

3 MS. NUNEZ: Yes.

4 MR. EINGORN: Ms. Moss.

5 MS. MOSS: Yes.

6 MR. EINGORN: Ms. Spencer.

7 MS. SPENCER: Yes.

8 MR. EINGORN: And Ms. Mason.

9 MS. MASON: Yes.

10 MR. EINGORN: Seven in favor and none
11 opposed, the motion passes and application is
12 granted. Hope your son has a great welcome home and
13 has a nice place to live. Have a nice night.

14 MR. WIZZART: Thank you.

15 MR. EINGORN: And lastly, we need a
16 motion to adjourn.

17 VICE-CHAIRMAN STILL: Motion.

18 MR. EINGORN: Do we have a second?

19 MS. SPENCER: Second.

20 MR. EINGORN: All in favor?

21 THE BOARD: Ayes.

22 MR. EINGORN: So moved.

23 - - -

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

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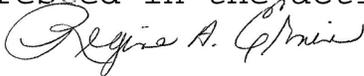
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I FURTHER CERTIFY that the foregoing is, to the best of my ability, a true and accurate transcript of the testimony taken stenographically by me at the time, place, and date hereinbefore set forth.

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



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