

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
May 4, 2026

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ZONING BOARD
CITY OF CAMDEN

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Monday, May 4, 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 5:36 p.m.

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

- DARNELL HANCE, CHAIRMAN
- GUY STILL, VICE-CHAIRMAN
- KAREN MERRICKS
- YSABEL NUNEZ
- URSULA MOSS
- YANIECE SPENCER
- TAMEEKA MASON

- - - -

- EVITA MUHAMMAD, ZONING BOARD SECRETARY
- ANGELA MILLER, PLANNING BOARD SECRETARY
- KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- ROBERT HUNTER, P.E., BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS

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1 CHAIRMAN HANCE: Good evening ladies and
2 gentlemen. Welcome to the Zoning Board of Adjustment
3 meeting of the City of Camden.

4 In conformance with the Sunshine Law of
5 New Jersey, notice of the meeting was posted in the
6 Municipal Clerk's Office on Wednesday, April 29,
7 2026. Roll call.

8 MR. EINGORN: Chairman Hance.

9 CHAIRMAN HANCE: Here.

10 MR. EINGORN: Vice-chairman Still.

11 VICE-CHAIRMAN STILL: Here.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Here.

14 MR. EINGORN: Ms. Nunez is absent.

15 Ms. Rivera is absent.

16 MR. EINGORN: Ms. Moss.

17 MS. MOSS: Here.

18 MR. EINGORN: Ms. Spencer.

19 MS. SPENCER: Here.

20 MR. EINGORN: And Ms. Mason.

21 MS. MASON: Here.

22 MR. EINGORN: The first order of business
23 will be approval of minutes for April of 2026. Do
24 I have a motion to approve the minutes?

25 CHAIRMAN HANCE: Motion.

1 MS. SPENCER: Second.

2 MR. EINGORN: We'll take a roll-call
3 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. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Ms. Spencer.

12 MS. SPENCER: Yes.

13 MR. EINGORN: And Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: All in favor thank you.

16 We're going to go through the list of
17 items for tonight for New Business. When you hear
18 your application, please let us know that you're
19 present. As a reminder, the acoustics in this room
20 are not great. So if you have a cell phone, please
21 silence it. If you need to have a discussion, please
22 take it in the hallway. The talking up here can be
23 heard up and it makes it hard for the Board to hear
24 the applicant.

25 Before we run through the list, the

1 following notices were deficient and these
2 matters will not be heard tonight: 937 N. 4th
3 Street. If you're here for that, it won't be heard.
4 2760 Federal Street and 654 Washington Street, if
5 you're here for any of those applications tonight,
6 the notice was deficient and will not be heard.

7 In addition, the application for 2115 to
8 2121 Federal Street, that's been withdrawn. So if
9 you're here tonight for that, please note that it
10 will not be heard.

11 So first item on New Business is Islamic
12 Study Center, 1165 Haddon Avenue.

13 MR. ARCHIE: Here.

14 MR. EINGORN: Good evening, Counsel.

15 I'm sorry. 937 N. 4th Street, we'll talk
16 about when the application is brought. I'm sorry.
17 If you're here for that tonight, we will discuss
18 that. My apologies.

19 The second matter is Mold Service, LLC,
20 1401 to 1403 Princess Avenue.

21 MR. HERNANDEZ: Here.

22 MR. EINGORN: Two Amigo, Inc., 1071
23 Magnolia. Anybody here for that?

24 MS. McCOY: Here.

25 MR. EINGORN: Good evening.

1 Industrial Containers Services, LLC, 1900
2 S. 3rd Street.

3 MR. AMERIKANER: Here.

4 MR. EINGORN: Good evening.

5 Magic Protection, LLC, 941 Newton
6 Avenue.

7 MS. JAMES: Here.

8 MR. EINGORN: Park Norris, there's two
9 matters for that, 1175 Haddon Avenue and 1627 Norris
10 Avenue.

11 MS. MARTINEZ: Here.

12 MR. EINGORN: Good evening.

13 And Williams Federal Street, LLC has been
14 withdrawn. Maria Moran, 117 N. 34th Street.

15 MS. MORAN: Here.

16 MR. EINGORN: Good evening.

17 United Latin Coalition Investment Group
18 CIG Number 9-8064703 Land Trust for 1112 Jackson
19 Street.

20 MS. MOLLETTA: Here.

21 MR. EINGORN: Good evening.

22 Jackiea Brooks, 937 N. 4th Street.

23 I saw you.

24 MS. BROOKS: Here.

25 MR. EINGORN: Good evening. Sorry about

1 the confusion earlier.

2 Jose Nunez, 3718 Westfield?

3 MR. NUNEZ: Here.

4 MR. EINGORN: Good evening. And then
5 we'll have some Resolutions.

6 Just for the record, Adoption of
7 Resolutions will be the ones for March. I was unable
8 to complete the ones for April. So if you're here
9 for a resolution tonight, I apologize. Your April
10 resolutions are not ready.

11 So we'll take the first matter which is
12 Islamic Study Center, 1165 Haddon Avenue. For the
13 record, please note that the Board Secretary has a
14 conflict of interest and we have Angela Miller
15 sitting in with us in the interim.

16 Why don't we swear our professional in.

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

19 - - -

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

23 - - -

24 MR. EINGORN: All right. Counsel, my
25 apologies for the interruption.

1 MR. ARCHIE: Good evening. My name is
2 Troy Archie. I represent the Islamic Study Center.
3 We're here for 1165 Haddon Avenue in Camden, New
4 Jersey, Block 1314, Lot 39. We're seeking a site
5 plan waiver and a bulk variance. On behalf of this
6 application, Islamic Study Center, we respectfully
7 submit this application for consideration by the
8 Camden City Zoning Board of Adjustment.

9 The subject property at 1165 Haddon
10 Avenue is proposed for reuse as a book store/coffee
11 shop on the first floor and office space on the
12 second floor. Due to the lot's constraint size,
13 narrow width and fully built-out conditions,
14 the application requires a use variance, bulk
15 variance for lot width, side yard, rear yard,
16 building coverage and impervious coverage.

17 All of these conditions are pre-existing
18 nonconforming conditions. Importantly, no new
19 impervious coverages is proposed. This site is
20 already fully covered by building and concrete.

21 I plan to call Alyce Johnson of AJ
22 Designs. She can answer any questions for the
23 Board. And she has proposed site drawings and I
24 believe everyone has a package. And she can answer
25 any questions regarding this application.

1 MR. EINGORN: I don't think we have -- I
2 don't a packet.

3 CHAIRMAN HANCE: I don't have a packet.

4 MR. EINGORN: Is that what you tried to
5 hand me is all the package for this one?

6 MS. MUHAMMAD: Yes.

7 MR. EINGORN: I thought you were trying
8 to hand me the notice for all the applications.
9 That's my fault. We're getting packets. My
10 apologies, Counsel.

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

13 - - -

14 ALYCE JOHNSON, having first been duly
15 affirmed, was examined and testified as follows:

16 - - -

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

19 MS. JOHNSON: I have additional packets.

20 MR. EINGORN: All right. Bring it
21 forward. Let the record reflect that Ms. Johnson is
22 handing the Board what is entitled, a Zoning Board
23 hearing handout which is two pages in length.
24 Actually, it's two doublesided pages. And a
25 photograph. The page is entitled, Lot. So we'll

1 mark the first exhibit 1 and the second exhibit 2.

2 (Whereupon Exhibit No. 1, Zoning Board
3 Hearing Handout, was marked for identification.)

4 (Whereupon Exhibit No. 2, Photograph, was
5 marked for identification.)

6 MS. JOHNSON: As before stated, we're
7 here for 1165 Haddon Avenue which we are proposing a
8 coffee shop, a bookstore and office space for the
9 primary building. And a media center, a media
10 building in the rear of the building which is stated
11 for an accessory building. It's forestated in your
12 packet. This is the existing dilapidated building.
13 So this is the existing rear building. That would be
14 a one-story building, the brick building, that will
15 be used for the media center. This would be the
16 existing two-story building.

17 The first floor will consist of the
18 coffee shop and book store. The second store would
19 consist of office space for the Islamic Study Center.

20 And also the rear media center is also dedicated to
21 the employees of the Islamic Study Center. It's not
22 for public access. I didn't have enough time to get
23 my tripod together but this will work.

24 So this is the aerial view. Before we go
25 into the floor plans, this is the aerial view of the

1 lots. Lots 38, 39, and 40. Lot 39 is where the
2 principal building is sitting on. Lot 38 and 39
3 shares the dilapidated one-story building in the
4 rear. Lot 40 is an existing vacant building. And
5 that existing vacant building as we will discuss soon
6 in this meeting, will consist of the outside seating
7 for the coffee shop and book store.

8 CHAIRMAN HANCE: So talk to me about
9 parking?

10 MS. JOHNSON: So parking, we are asking
11 for a variance for parking. We do have on-street
12 parking and also off-street parking. On our exhibit
13 on the picture, we have some available parking in the
14 area that's related to the Islamic Study Center that
15 they use that we're allocating also for parking.

16 CHAIRMAN HANCE: So where would the
17 parking be?

18 MS. JOHNSON: In relation to? So this is
19 right across the street. Right up in here. What's
20 the address of it? This is right directly across the
21 street.

22 UNIDENTIFIED SPEAKER: If you see the --

23 MR. EINGORN: I'm sorry sir. Would you
24 raise your right hand, please.

25 - - -

1 WSIM MUHAMMAD, having first been duly
2 affirmed, was examined and testified as follows:

3 - - -

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

6 MR. MUHAMMAD: Wsim Muhammad, 1951 Park
7 Blvd., Camden, New Jersey.

8 MR. EINGORN: And in what capacity are
9 you testifying, sir? What's your relationship to the
10 application?

11 MR. MUHAMMAD: I'm the minister and
12 president of the Islamic Study Center.

13 MR. EINGORN: Great. Thank you so much.

14 MR. MUHAMMAD: As you can see on the
15 parking lot of the building adjacent to that right
16 here, is the building that we're talking about.
17 They're directly across the street from us.

18 CHAIRMAN HANCE: So how many parking
19 spaces?

20 MR. MUHAMMAD: It's 12.

21 CHAIRMAN HANCE: Twelve?

22 MR. MUHAMMAD: Yes, sir.

23 MR. EINGORN: So the issue we've had in
24 the past is that it's not on the property itself. So
25 what you're asking for is a principal use parking

1 lot, right, that's not part of this application and
2 require its own separate use variance. So as we
3 stand here today, we can't really take into
4 consideration the off-street parking unless you come
5 back with another application.

6 If it was connected, you could
7 consolidate the lots. But because it's across the
8 street, right, you can't consolidate the lots. And
9 now you have a separate lot that stands on its own
10 that you're going to use as parking. Unless there's
11 another building there and you can do a lease
12 agreement for the parking.

13 MR. ARCHIE: We have a lease agreement.
14 Do you want me to pass it up?

15 MR. EINGORN: For the record, counsel has
16 handed an Access and Entrance Agreement between
17 Gateway Progressive Land Developers and Islamic Study
18 Center. It's dated September 29th of 2025.

19 I'll read it: "The Access and Entrance
20 Agreement is made by and between Gateway Progressive
21 Land Developers, the legal owner of the property
22 located at West Haddon Avenue, south of Sycamore
23 Street, Camden, New Jersey, Block 1314, Lot 38 and
24 the Islamic Study Center. I'm not going to read the
25 whole thing. "It grants an nonexclusive license for

1 pedestrian and vehicular ingress and egress over the
2 designated accessway."

3 I don't see that this says anything about
4 a number of parking spaces. We will mark this as
5 Exhibit 3. Can I keep this one?

6 MR. ARCHIE: Yes.

7 (Whereupon Exhibit No. 3, Access and
8 Entrance Agreement, was marked for identification.)

9 MR. EINGORN: But it does grant ingress
10 and egress subject to the municipal ordinance.
11 So realistically, if you were to obtain parking
12 permission under this agreement, how many spaces
13 would you be allocated?

14 MR. ARCHIE: Twelve spaces.

15 MR. EINGORN: Twelve spaces?

16 MR. ARCHIE: Twelve spaces, yes.

17 MR. EINGORN: So 12 spaces and Access
18 Agreement. Does that answer your question

19 Mr. Hance --

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: -- or do you have any
22 additional?

23 MS. JOHNSON: So we're going to go on.
24 Actually this is the site plan for 38, 39 and that's
25 per the review letter. The site plan for 40 will be

1 given as well -- will be provided. This is the floor
2 plan for the principal building. Now, there will be
3 an addition. It was mentioned that there was not any
4 additions to this building but there will be an
5 addition. But as for impervious coverage --

6 MR. EINGORN: I think the testimony was,
7 there was no additional impervious coverage.

8 MS. JOHNSON: There was -- there is
9 additional impervious coverage. I don't have the
10 before.

11 MR. EINGORN: I'm sorry. I didn't mean
12 to interrupt but I just wanted to clarify. So tell
13 us about the addition you're discussing?

14 MS. JOHNSON: For the rear addition,
15 it's 11-by-16, I believe it is -- I mean, 11-by-18
16 addition. It's not for having the use. It's just
17 for stairwell. So instead of putting the open stair
18 railing or a fire escape, we're going to do a
19 closed-in staircasing for access to the second floor.
20 Because there will be not be no access from the first
21 floor to the second floor. Just a rear access to the
22 second floor office space.

23 MR. EINGORN: Okay.

24 MS. JOHNSON: And then this impervious
25 coverage, if you look on your packet of the pictures

1 on page 2 for the rear access, there's an existing
2 stairwell and also an overhang. All of that will be
3 demolished and a new addition will take the place of
4 the existing impervious coverage. The entire lot is
5 concrete which is impervious coverage. We will not
6 be creating new impervious coverage.

7 And as for the new impervious coverage
8 that we will be creating, if you're familiar, an
9 average rowhome, there's like an L-shape, there's an
10 intent in the rear of the house. Well, that's same
11 for this particular building. But we're going
12 in-fill that 3-by-18 space to extend the building to
13 square it off. And that's about 120 square feet
14 below 500 square feet.

15 (Ms. Ysabel Nunez arrived at the meeting
16 at 5:55 p.m.)

17 MR. EINGORN: Just let the record reflect
18 that Ms. Nunez arrived at the Zoning Board at 5:55.
19 Thank you.

20 MS. JOHNSON: So the total new impervious
21 coverage, it only covers an additional one percent of
22 the entire consolidated lots. And as for the first
23 floor, it will have the front entrance with an open
24 eating area space, two restrooms, the counter, the
25 food counter, two restrooms. And the primary is the

1 first floor. And then also outside windows to
2 actually host the outside seating.

3 For the second floor, you enter to the
4 rear of the rear steps and going to the reception
5 area, rest room, a conference room. Towards the
6 front of the building will be the main office and a
7 restroom as well. Very simple.

8 MR. EINGORN: Two restrooms on the first
9 floor?

10 MS. JOHNSON: Yes. Two restrooms on the
11 first floor, yes.

12 MR. EINGORN: And on the second floor?

13 MS. JOHNSON: Two restrooms.

14 MR. EINGORN: Okay. Great. Thank you.

15 CHAIRMAN HANCE: So my question is, are
16 you going to take this old building down or are you
17 going to build an all new building?

18 MS. JOHNSON: No. A total rehab. So
19 we're going to keep the existing building. So far
20 for impervious coverage and so far, we're asking for
21 a waiver as well for total site plan review. I
22 believe that we do -- our application does apply to a
23 full waiver or a wavier. That's what was suggested
24 any way. There's no detriment to the site. This
25 little additional site, stormwater, drainage or

1 anything, just that one percent of additional in-fill
2 for the expansion of the side of the building.

3 MR. EINGORN: So this property is in a
4 commercial zone; is that right?

5 MR. ARCHIE: Yes. Mixed use.

6 MR. EINGORN: So is the use variance just
7 for multiple uses?

8 MS. JOHNSON: Yes. For mainly the rear
9 building for the media center, that was the main
10 variance we need for the use.

11 MR. EINGORN: Okay. Understood.

12 MS. JOHNSON: The commercial is
13 permissible in the area.

14 CHAIRMAN HANCE: We can say that this
15 will be used for 24 hours a day or how is it going to
16 be ran? I'm going back to the parking again. I know
17 we have public parking and you have 12 spots. This
18 the study center What's the time for or do you have
19 different programs going on at that time?

20 MR. MUHAMMAD: If I may say. We would be
21 open four days a week. We will not be open 24 hours.
22 The use of the media center as the press said, will
23 only be for our use of our temple, during temple time
24 and for our school. But nevertheless, we just meet
25 on Sundays.

1 CHAIRMAN HANCE: How about the coffee
2 shop? Is that open everyday or no?

3 MR. MUHAMMAD: It should be four days a
4 week. Definitely not on Sunday for sure.

5 MR. EINGORN: The media center is going
6 to broadcast your service? You said for an hour.
7 I didn't know.

8 MR. MUHAMMAD: No. It's a podcast --

9 MR. EINGORN: Okay.

10 MR. MUHAMMAD: -- for the children to
11 learn about media.

12 MR. EINGORN: Nice. Any questions about
13 the use? Okay.

14 I did have a question. I was looking at
15 this document. This is the mixed use facility
16 primary access and buildings, I guess we'll call it
17 plans. The one photograph that was on here, looks
18 like the building is straight across the front. But
19 then I looked at this photograph and it looks like
20 the front of the building is going to overhang?

21 MS. JOHNSON: It's not going to overhang.
22 That's an error. This one right here is correct.

23 MR. EINGORN: Okay. So only the awning
24 is going to go over the sidewalk?

25 MS. JOHNSON: Yes. Currently the

1 building does -- the upstairs do sit back a little
2 bit. But we're going to bring the second floor to
3 sit the existing front.

4 MR. EINGORN: So it'll have a flat front
5 all the way up?

6 MS. JOHNSON: A flat front, yes.

7 MR. EINGORN: Got it.

8 CHAIRMAN HANCE: Is the awning is going
9 to be retractable or is it going to be out there?

10 MS. JOHNSON: The awning is going to be
11 retractable on the side. And for the -- right now,
12 Lot 40 is all impervious coverage. So for the
13 outside seating, we do plan for construction. And
14 that's for gravel to continue keep that impervious
15 coverage.

16 MR. EINGORN: Is there any other
17 testimony that you'd like to illicit from your
18 witnesses?

19 MR. ARCHIE: No. I think that's it. If
20 there's any other additional questions. I know
21 Remington & Vernick had some issues.

22 MR. HUNTER: We have a couple quick
23 questions.

24 MR. EINGORN: Remington & Vernick did a
25 letter dated?

1 MR. HUNTER: It's dated Friday. I think
2 it was issued today.

3 MR. EINGORN: I got it today. I don't
4 know that the Board has copies. But if you can read
5 in the sections that you're --

6 MR. HUNTER: Keys.

7 MR. EINGORN: Right.

8 MR. HUNTER: Absolutely. I won't go
9 word-for-word. I'm just going to touch on a couple
10 of the ones that we brought attention to.

11 Let me try to get through this as quick
12 as possible. Are you okay with submitting the
13 consolidation plan for the three lots just so we can
14 review it and make sure it closes?

15 MR. ARCHIE: Absolutely.

16 MR. HUNTER: Perfect. There may be a
17 need for a side yard setback based on that
18 consolidation because of the side deck. Right now we
19 did the math and it's 4.75 feet. And I think 5 feet
20 is required if I'm not mistaken. I think what we
21 should do is make sure that that side yard, if that's
22 part of the application, is considered by the Board
23 tonight. So that in the future you don't have a
24 problem with that setback.

25 The impervious -- if we did our math

1 correctly and we didn't have a full survey, you
2 should have enough impervious coverage to work with
3 if you wanted to make that side seating area
4 impervious. If you wanted to make it concrete or
5 pavers instead of -- I think you had just said that
6 it may be gravel or something impervious. When you
7 consolidate the lots, we believe that you'll have
8 enough impervious coverage to make that impervious.

9 MR. EINGORN: Let me ask you a question.
10 Because I think it was gravel with a deck over top?

11 MS. JOHNSON: Yes.

12 MR. EINGORN: Does the City consider a
13 deck pervious or impervious?

14 MR. HUNTER: I am not sure about the
15 City's definition but the state does consider it
16 impervious. You should have enough. So if you
17 wanted to change the construction material of that,
18 you will be within the limits.

19 MS. JOHNSON: Question. Would we need to
20 come back?

21 MR. HUNTER: No. I'm just saying now, I
22 think if you want to consider that as maybe concrete
23 or pavers, I would just amend your application. The
24 worse case scenario, we go to the deck. But either
25 way, I think you're going to be fine. Parking has

1 been addressed. We addressed the building that was
2 in the right-of-way. We don't have the authority to
3 grant that approval so it's just a flat front,
4 correct?

5 MS. JOHNSON: Yes.

6 MR. HUNTER: Perfect. The testimony for
7 the multi-media center, I understand that you're
8 going to use it for the center and classes. Do you
9 have hours for that?

10 MR. MUHAMMAD: Basically the weekend time
11 we have a lot of young people. That fits peoples'
12 schedules, Saturday, Sunday.

13 MR. EINGORN: So basically by appointment
14 sort of?

15 MR. MUHAMMAD: Yes.

16 MR. HUNTER: And it's not a recording
17 studio, correct?

18 MR. MUHAMMAD: No.

19 MR. HUNTER: I just want to make sure
20 that that's on the record that it's not going to be
21 all hours.

22 MR. MUHAMMAD: Right.

23 MR. HUNTER: Perfect. Signage. Nothing
24 has been requested at this time. So I believe if
25 it's not compliant with the ordinance, you'd have to

1 come back if you need it, signage?

2 MR. ARCHIE: We'll come back, yes.

3 MR. HUNTER: All right. Any
4 consideration of landscaping along the patio area?

5 MS. JOHNSON: No consideration. Just
6 probably little trees.

7 MR. HUNTER: Shrubs, whatever?

8 MS. JOHNSON: Under a 6-foot fence in the
9 front. Nothing over six feet.

10 MR. HUNTER: Okay.

11 MR. EINGORN: Can we make it a condition
12 that you'll work with Remington & Vernick to pick
13 some plantings?

14 MR. ARCHIE: Yes, absolutely.

15 MR. HUNTER: Most of the rest of this has
16 been addressed by testimony. My only request would
17 be with that consolidation, if we could do a plot
18 plan. I'm not looking for a full site plan. I think
19 that the waiver is probably substantiated. However,
20 I would ask that we have a chance to review it for
21 like the life safety, the egress. Just to make sure
22 that the grading is ADA compliant and safe. That's
23 it.

24 MR. ARCHIE: That's it.

25 MR. HUNTER: I don't want to get into a

1 full site plan checklist. I understand what you guys
2 are doing and we want to make sure that it's safe and
3 meets the code. But other than that, we'd be good
4 with the waiver. I believe that's really all that we
5 have.

6 MR. EINGORN: So as it relates to the use
7 variance, is it the applicant's argument that this
8 would create a desirable visual impact and provide
9 services to the community that are beneficial to
10 those who need those services?

11 MR. ARCHIE: Absolutely. I think this is
12 something that the City has been longing for,
13 especially in that area. Somebody needs to start and
14 I think this is a perfect start.

15 MR. EINGORN: Great. Do you have any
16 closing argument?

17 MR. ARCHIE: No. We would submit based
18 on the testimony. We just pray that you would allow
19 us to have the variances, bulk variances. And we
20 look forward to beautifying the City.

21 MR. EINGORN: Great. So does the Board
22 have any further questions for the applicant, the
23 witnesses? Open to the public?

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Great. Anybody here

1 tonight that like to be heard on the application of
2 the Islamic Study Center for the property located at
3 1165 Haddon Avenue? Hearing and seeing none, we'll
4 close the public portion.

5 The applicant is here tonight seeking use
6 variance approval, bulk variance approval and a site
7 plan waiver. Is that accurate, waiver?

8 MR. ARCHIE: Yes.

9 MR. EINGORN: You've heard the testimony
10 of the applicant regarding the use and the requested
11 bulk variances, as well as the site condition. The
12 Board should do a discussion of the Positive and
13 Negative Criteria regarding the requested variances
14 and make a motion.

15 If that motion is to grant the
16 application, the applicant has agreed to a couple of
17 conditions of approval including to provide a
18 consolidation plot plan to work with Remington &
19 Vernick regarding the plantings. I think those were
20 the two conditions?

21 MR. HUNTER: Just life safety; the review
22 of life safety egress and access.

23 MR. EINGORN: And a life safety review.

24 MR. HUNTER: And ADA compatibility. And
25 that's it.

1 MR. EINGORN: And then the applicant, I
2 think, amended their application to request a side
3 yard setback in case it's required for the deck.
4 All right. So I'll turn it over to the Board
5 members.

6 CHAIRMAN HANCE: I believe that's
7 something positive for Parkside. Parkside is
8 blooming and growing all over the place. So I think
9 this is a good fit for the community. Any time
10 someone is taking a not-so-well area and putting
11 something to help the community, to educate the
12 community, that's what's needed right now especially
13 for the young generation. So I think it's something
14 positive and I would like to see it happen.

15 MS. MASON: I would add that, as you
16 mentioned, Haddon Avenue is a thriving business,
17 growing thriving business district. And I've seen
18 the temple as was mentioned. As a stakeholder of the
19 community already. It hosted many events.
20 Community events have done charity work already. So
21 they are a very well-known stakeholder in the
22 community there. I think it would add value to the
23 current diversity of the business district there.
24 And I would agree overall, it'll help the community
25 and help the growth of Camden.

1 VICE-CHAIRMAN STILL: Just to add to what
2 everyone has already said, beautification of our City
3 is real important. I think that this is going
4 enhance beautification of the particular area. And
5 where the communication center is in the rear, those
6 are some like abandoned buildings. So being able to
7 take that, you make something from it so it doesn't
8 look abandoned.

9 You don't have people trying to get in it
10 and stay in it and so forth and so on. I think
11 that's a good idea as well. I don't think too much
12 is changing as far the footprint beside the in-fill.
13 But I do think that just to continue to enhance that
14 particular area is important.

15 MS. MERRICKS: To add on what we were
16 saying, I think it's a positive move. And I
17 appreciate your vision; giving us a little bit of
18 Collingswood. So, yes, I think it's an awesome idea.

19 MS. SPENCER: Same, being a 40-year
20 Parkside resident, I ride past it everyday. So I
21 think it would be a good asset.

22 MR. EINGORN: Is there a motion?

23 VICE-CHAIRMAN STILL: I make a motion
24 with conditions.

25 MS. SPENCER: Second.

1 MR. EINGORN: With the conditions that we
2 already outlined?

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: We'll take a roll-call vote
5 on a motion with conditions. Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Spencer.

16 MS. SPENCER: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: Having seven in favor and
20 none opposed, the motion passes. Congratulations
21 guys. Thanks for coming in.

22 MR. ARCHIE: Thank you.

23 MR. EINGORN: Angela, thank you.

24 The next application is Mold Service,
25 LLC, 1401-1403 Princess Avenue.

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

3 - - -

4 JOSHUA HERNANDEZ, having first been duly
5 sworn, was examined and testified as follows:

6 - - -

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

9 MR. HERNANDEZ: Josh Hernandez, 4414
10 Baker Avenue, Pennsauken, New Jersey.

11 MR. EINGORN: Mr. Hernandez, you have
12 been here many a time so you know to speak a lot
13 louder than that.

14 MR. HERNANDEZ: Yes.

15 MR. EINGORN: What do you have going on,
16 Mr. Hernandez?

17 MR. HERNANDEZ: I'm just eliminating a
18 unit. This came before the Zoning Board last month,
19 I believe. I'm just amending the application and
20 dropping one of the units. That's all.

21 MR. EINGORN: Just give us a quick
22 rundown. So this was five, right, and now you want
23 four?

24 MR. HERNANDEZ: Four, yes.

25 MR. EINGORN: What unit are going to

1 eliminate?

2 MR. HERNANDEZ: Unit E. If you have an
3 E, it's now going to be a common laundry area. So
4 it's just going to be for the residents to be able to
5 wash clothes. I have a folding table inside and they
6 can all use the washer and dryer and stuff like that.

7 MR. EINGRON: Do you have just a quick
8 drawing you could show us that shows the laundry
9 area?

10 MR. HERNANDEZ: Yeah. I believe you guys
11 all have the drawings as well.

12 MR. EINGORN: I have it. Next to the
13 last page. I'm sorry. Does the Board see it on the
14 last page there?

15 THE BOARD: Yes.

16 MR. EINGORN: It's a nice big laundry.

17 MR. HERNANDEZ: Yeah, it's huge.

18 MS. MASON: It's on the corner,
19 right?

20 MR. HERNANDEZ: It's right next to
21 Fayer's.

22 MR. EINGORN: This one has parking and
23 everything?

24 MR. HERNANDEZ: Yeah. It has a garage
25 for the parking inside and stuff like that.

1 MR. EINGORN: Do you see what the
2 applicant is trying to do?

3 THE BOARD: Yes.

4 MR. EINGORN: Any questions for the
5 applicant?

6 THE BOARD: No.

7 MR. EINGORN: Open to the public.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Anybody in the public
10 tonight that like to be heard on the application of
11 Mole Service, LLC, 1401 to 1403 Princess Avenue?
12 Hearing none, seeing none, we'll close the public
13 portion.

14 The applicant is here tonight seeking an
15 amendment to a resolution whereby he'll replace one
16 of the units with a laundry. The Board should just
17 do a quick discussion and a motion. I don't even
18 know if it requires a Positive and Negative
19 Criteria.

20 MS. MASON: It's a good change, a common
21 laundry area.

22 MR. EINGORN: It reduces the intensity
23 and the density so I think probably it's to
24 the benefit.

25 MS. MASON: I make a motion that we

1 approve it.

2 MS. SPENCER: Second.

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

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Spencer.

16 MS. SPENCER: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: Seven in favor and none
20 opposed, thank you Mr. Hernandez. Good seeing you.

21 MR. HERNANDEZ: Thank you.

22 MR. EINGORN: The next matter is Two
23 Amigo, Inc., 1071 Magnolia Avenue. Good evening,
24 Counsel.

25 MS. McCOY: Good evening. I want to give

1 the Board some pictures.

2 MR. EINGORN: So let the record reflect
3 that counsel has handed the Board a packet of what
4 appear to be elevations, exterior elevations and
5 plans. And a packet of photographs, 12 colored
6 photographs.

7 MS. McCOY: Yes.

8 MR. EINGORN: We will mark the elevations
9 as Exhibit 1. And the photographs, the entire packet
10 will be Exhibit 2.

11 (Whereupon Exhibit No. 1, Elevations, was
12 marked for identification.)

13 (Whereupon Exhibit No. Photographs, was
14 marked for identification.)

15 MS. McCOY: Vera McCoy representing Two
16 Amigo, Inc. They need a use variance for 1071
17 Magnolia Street in Camden. And the pictures show a
18 rendering of what it is suppose to be looking like
19 once everything is completed and they obtain their
20 variance. Just to note, this property has been
21 vacant and sitting for about 20 years and not being
22 used.

23 Since my clients have come into using it
24 which they haven't really used it yet, but they're
25 spent a lot of time and effort and energy cleaning it

1 up. There are no environmental issues. There
2 wouldn't be any disturbance to the neighborhood.
3 There's parking there for 40 cars.

4 The pluses of this is, it will definitely
5 cure a blight; something that's been sitting there
6 for years not being used. It would make that piece
7 of property more productive which in turn, produces
8 tax dollars which in turn produces jobs for the area.
9 It will be a repair and leave shop. The hours
10 operations would be from eight o'clock in the morning
11 until eight at night.

12 There would be no storage of autos. You
13 bring your car there in the morning. If it has to
14 stay a couple of days for repairs, it would stay.
15 But then it would be immediately -- I'm sorry -- it
16 would be taken from the property. I think that's it
17 unless, of course, you all have questions.

18 CHAIRMAN HANCE: Is it Monday through
19 Sunday? Is it open everyday?

20 MS. McCOY: Would you like to swear them
21 in?

22 MR. EINGORN: That would be great.
23 Would you raise your right hand, please.

24 - - -

25 BRIAN LAWRENCE, having first been duly

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

3 - - -

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

6 MR. LAWRENCE: Brian Lawrence, 1027
7 Martin Luther Avenue, Camden, New Jersey.

8 CHAIRMAN HANCE: Are you open everyday?

9 MR. LAWRENCE: Monday through Saturday.

10 CHAIRMAN HANCE: Monday through Saturday?

11 MR. LAWRENCE: Yes.

12 CHAIRMAN HANCE: From eight to eight?

13 MR. LAWRENCE: Eight to eight.

14 MS. MASON: Is it already in use?

15 MR. LAWRENCE: No. We applied for the
16 license last year. Once we get the approval from the
17 Zoning then we can move forward.

18 MS. MASON: The license, meaning, zoning
19 approval?

20 MR. LAWRENCE: We need zoning approval to
21 actually open up for business, yes.

22 MS. MASON: The permit?

23 MR. LAWRENCE: Yes.

24 MS. McCOY: Just to note too, it was a
25 commercial property prior to my client's purchasing

1 it. So there really wouldn't be that big of a change
2 in the use itself. The biggest thing is, at least
3 let it be productive. Because for sitting for so
4 many years, it hasn't been used. This would be a
5 great opportunity for my clients as well as the City.

6

7 MS. MASON: Is it more of a
8 residential? Is it more of a residential area?

9 MR. LAWRENCE: No. The residential area
10 would be behind it. It's more industrial. Where we
11 are it's more industrial. So it would be in the back
12 of Forest Hill where all those open lots are.

13 MR. EINGORN: I have a couple quick
14 questions. The denial letter says auto repair and
15 towing.

16 MR. LAWRENCE: Yes.

17 MR. EINGORN: What kind of towing are we
18 talking about?

19 MR. LAWRENCE: Not for hire towing.
20 Picking up vehicles that broke down and bringing it
21 back to us for repair.

22 MR. EINGORN: Okay. Great. So this is
23 not going to be like illegal parking?

24 MR. LAWRENCE: No. It will be only
25 client that's calling for repair. We'll pick them up

1 and bring them back with their own vehicles.

2 MS. MASON: So the hours are from
3 8:00 a.m. to 8:00 p.m.?

4 MR. LAWRENCE: Yes.

5 MS. MASON: And you do Saturday. Monday
6 through Friday, the schools are in session and
7 they're also going in and out. There's a lot of
8 traffic already in that area. Have you guys thought
9 about how you guys will handle the towing pieces?

10 MR. LAWRENCE: So the towing is simple.
11 For the most part, the vehicle will be picked up
12 later in the evening or in the middle of the day. So
13 we open up at 8:00. Some of the guys get there at
14 seven. It's not a specific time. I'm just giving
15 you an open window. So it's not a like a hard eight
16 o'clock. But usually that it's congested, we'll make
17 it work.

18 MR. EINGORN: So at off-peak times?

19 MR. LAWRENCE: Yes.

20 MS. MOSS: How many employees will you
21 employ?

22 MR. LAWRENCE: If everything goes well,
23 between 10 and 12.

24 MS. MASON: Have you spoken with or
25 engaged with any of the neighbors in the community?

1 MR. LAWRENCE: Many of them are former
2 clients so, yes. It's no problem.

3 MR. EINGORN: Are you currently engaged
4 in this business elsewhere in the City?

5 MR. LAWRENCE: Yes.

6 MR. EINGORN: Great. I'm looking at the
7 elevation that was produced. Is this building
8 currently there?

9 MR. LAWRENCE: Yes, that's the building
10 that's currently there.

11 MR. EINGORN: And this is just a
12 cleaned-up version?

13 MR. LAWRENCE: Right. It's just cleaned
14 up. So once the -- so right now it's asphalt
15 millings. So if you look at the picture, if you go
16 to one of the pictures, I don't have the pictures.

17 MR. EINGORN: I have already passed the
18 pictures. I got these.

19 MR. LAWRENCE: So right now it's asphalt
20 millings. We're going to put actual asphalt once
21 it's all cleaned up. And that's where you'll get
22 your yellow lines and all. So it kind of looks like
23 dirt but it's really asphalt.

24 MS. SPENCER: Is this on the back side of
25 where Coriell is moving?

1 MR. LAWRENCE: Coriell?

2 MS. SPENCER: Isn't Coriell moving right
3 by here?

4 MR. LAWRENCE: I don't know what Coriell
5 is.

6 MS. SPENCER: Coriell. Right next to
7 Cooper Hospital. I think they're moving like right
8 to the back parking lot of this.

9 MS. McCOY: What's Coriell?

10 MS. MASON: It's a research institution
11 which is connected to hospital.

12 MS. McCOY: Oh, I know what you're
13 talking about.

14 MR. EINGORN: Auto repair, is it body
15 shop?

16 MR. LAWRENCE: No. Auto repair would be
17 maintenance. We would put a fender or door on
18 somebody, a replacement door or something like that.

19 MR. EINGORN: You're not doing banging
20 panels and spraying paint and stuff?

21 MR. LAWRENCE: No.

22 MS. MASON: You said it can hold up to 40
23 cars?

24 MR. LAWRENCE: Yes, ma'am.

25 MS. MOSS: Including the employees'

1 vehicles?

2 MR. LAWRENCE: Yes. We were being modest
3 by saying 40. But 40 we can accommodate.

4 MR. EINGORN: The denial letter says,
5 Cert of Nonconforming Use but you're asking for a use
6 variance?

7 MS. McCOY: Well, we need the use and
8 bulk variance. Yes, we need both.

9 MR. EINGORN: What is the bulk variance
10 that you're talking about? If it's parking, it's 40
11 spaces so I think you would meet the --

12 MR. LAWRENCE: Just a site plan?

13 MS. MUHAMMAD: Just the use --

14 MR. EINGORN: Okay. Just a use variance.
15 Got it. Does the Board have questions, comments?
16 No. Open to the public?

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Anybody here tonight in the
19 public that like to be heard on the application for
20 use variance regarding 1071 Magnolia Avenue for auto
21 repair and towing? Hearing none and seeing none,
22 we'll close the public portion.

23 So the Board has heard the testimony and
24 the arguments of counsel requesting a use variance to
25 use the building and the parking lot for auto repair

1 and towing. The Board should do a discussion of the
2 Positive and Negative Criteria and make a motion.

3 MS. MASON: Like I mentioned before, I
4 have a concern about the congestion that's already
5 there. I know that the hours that you're stating
6 would not be along side with the school as far as
7 dismissal and arrival. There's a lot of congestion
8 over there. Also, Parkside has been very -- the
9 Parkside Redevelopment Plan doesn't allow it for a
10 purpose. Right?

11 They've been very diligent and very
12 focused on what that community looks like in building
13 housing and building economic development. I'm not
14 saying that this isn't going to do that. I just have
15 concerns on these types of applications coming in
16 where they're holding cars there.

17 I know that we're saying it's already a
18 blighted situation. But we've approved applications
19 before. We see these lots that have cars sitting on
20 them. And it doesn't look -- it may be in use but
21 it's not, you know, taking away that blight. So I do
22 have concerns about that especially in that area with
23 the school. And, again, I know that PBCIP, the
24 community of Parkside have been very focused on what
25 that community and the character of that community

1 would look like. And it just doesn't feel like it's
2 a right fit for me as where Parkside is going.

3 MS. SPENCER: It's all gated. I've been
4 pictures that it's gated. So are there cars behind
5 the gate or is it not gated?

6 MS. McCOY: Yes.

7 MR. LAWRENCE: Fenced.

8 MR. EINGORN: So would you consider
9 putting in some sort of fence that would block the
10 cars from view?

11 MR. LAWRENCE: That's what we currently
12 have. We have a chain link fence up right now and we
13 have security cameras and lights.

14 MR. EINGORN: Okay. Maybe like slats?

15 MR. LAWRENCE: We can put them in.
16 Privacy.

17 MR. EINGORN: Some sort of privacy that
18 would address the concern of the cars maybe?

19 MR. LAWRENCE: We can do that. We don't
20 have a problem.

21 MS. MOSS: So no one will park on
22 Magnolia?

23 MR. LAWRENCE: No, ma'am.

24 MS. SPENCER: That particular 100 block,
25 right? Is that what it is?

1 MR. LAWRENCE: Yes.

2 MS. SPENCER: That takes up the entire
3 100 hundred block?

4 MR. LAWRENCE: It's the back, yes.

5 CHAIRMAN HANCE: We can make that a
6 condition if it moves forward. That was my question
7 also, about the fence, the privacy fence. Talk to me
8 about your lighting over here.

9 MR. LAWRENCE: We have one picture that I
10 took. I took a picture at night. I couldn't get
11 around the whole thing. That was the time that we
12 had the trees up. If you look at one of the evening
13 pictures and you could see how the light is. When
14 it's shining, it really covers the whole area but now
15 it's like this.

16 MR. EINGORN: This photograph?

17 MR. LAWRENCE: Yes, that's the one. And
18 you could see that we put those same lights up around
19 the whole property. And there is cameras.

20 CHAIRMAN HANCE: So we're not going to be
21 concerned about dogs barking or anything like that?

22 MR. LAWRENCE: No.

23 CHAIRMAN HANCE: What about your oil and
24 stuff like that? Do you have containers for that
25 stuff?

1 MR. LAWRENCE: Yes. We have drums and
2 then we have a truck that comes once a month and
3 they'll suck it up.

4 CHAIRMAN HANCE: My only other concern
5 is, around the area, are we going to keep that clean
6 and trash-free and all that good stuff?

7 MR. LAWRENCE: Yes. We employ people
8 from the neighborhood to clean it up now.

9 MS. SPENCER: So I think there's cars out
10 there currently. Do they belong to you all? Like
11 there's like an empty grass lot like right next to it
12 with a ton of cars.

13 MR. LAWRENCE: No. The City towed those
14 cars away.

15 MS. SPENCER: Okay. But they weren't
16 your cars?

17 MR. LAWRENCE: No. They were peoples'
18 cars. I believe they towed it away either last
19 week -- two weeks ago, yeah.

20 CHAIRMAN HANCE: You stated that most of
21 the neighbors are clients?

22 MR. LAWRENCE: Yes.

23 MS. SPENCER: And where are you
24 currently?

25 MR. LAWRENCE: Haddon Avenue. Haddon and

1 Park Blvd.

2 MS. SPENCER: The corner auto shop right
3 there?

4 MR. LAWRENCE: Yes.

5 MS. SPENCER: So you're moving or are you
6 going to have both open?

7 MR. LAWRENCE: Both locations.

8 MS. SPENCER: Because the corner location
9 is very congested.

10 MR. LAWRENCE: Yes. That's why we're
11 moving to the bigger location.

12 CHAIRMAN HANCE: I can say that that area
13 is kept clean. I drive past there all the time.

14 VICE-CHAIRMAN STILL: Do you have any
15 other idea of beautifying the area? Like this
16 picture here, you got plenty of space.

17 MR. LAWRENCE: That's the City lot. So I
18 just took a rear picture. That's the City lot. So
19 that's the lot that the young lady was talking about,
20 Ms. Spencer. That's the lot that she was referring
21 to. That's the City's lot. We would love to have it
22 if you can get it for us.

23 MR. EINGORN: Is there a plan to paint
24 the building?

25 MR. LAWRENCE: Yeah. In some of the

1 pictures, you can see we started painting it
2 already. One of them you'll see it's like half done
3 and then the remaining portion was done.

4 MR. EINGORN: Okay. Got it.

5 CHAIRMAN HANCE: I'm not familiar. Was
6 that building currently empty?

7 MR. LAWRENCE: It was empty for like 30
8 years. So it was a lot of cleaning up that had to
9 happen.

10 CHAIRMAN HANCE: And I have an issue with
11 that because of the homelessness. When it's empty,
12 that will get in there. And we've been having fires
13 in Camden already. I expected more in the winter but
14 actually, we have more fires in the spring especially
15 in my area. That's my biggest concern. A big
16 building like that not being utilized. I'd rather
17 have something in there than nothing in there. I
18 think we've lost enough buildings in homes in Camden
19 already.

20 MS. McCOY: We hope that something is
21 productive for everybody. It's like a win-win.
22 That's what our objective is.

23 MR. EINGORN: Anything else? A motion.

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

1 MR. EINGORN: With the condition?

2 CHAIRMAN HANCE: With condition, yes.

3 MR. EINGORN: Condition being to put
4 slats in the fence to hide the cars?

5 CHAIRMAN HANCE: Correct.

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

7 VICE-CHAIRMAN STILL: Second.

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

10 CHAIRMAN HANCE: Yes.

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: Having seven in favor and
24 none opposed, the motion passes with condition.

25 Thank you.

1 MS. McCOY: Thank you.

2 MR. EINGORN: The next matter Industrial
3 Containers Services, LLC, 1900 S. 3rd Street. Good
4 evening, Counsel.

5 MR. AMERIKANER: Good evening to the
6 Board. My name is David Amerikaner. I'm an attorney
7 at the Law Firm at Duane Morris and I'm pleased to
8 appear before you again this evening. I wanted to
9 start by offering my sincere condolences about the
10 passing of Dr. Williams. I was very saddened to hear
11 that. I know that it has been an enormous impact on
12 everyone in the City. And I wanted to pass that on.
13 And that comes from me and from our entire firm.
14 I've had a tremendous amount of respect for
15 Dr. Williams and for the legacy that he leaves here
16 in the City of Camden.

17 MS. MUHAMMAD: Thank you.

18 MR. AMERIKANER: This evening I'm here
19 with our client, Industrial Containers Services, LLC
20 or ICS. I will refer to them as ICS during the
21 course of our presentation this evening. The
22 property in question is located at 301 Winslow
23 Street, Block 483, Lot 34 also known as 1900 S. 3rd
24 Street on the tax maps, I believe. I can ask my
25 client to be sworn in now or I can wait until I have

1 him testify.

2 MR. EINGORN: Whatever you prefer.

3 MR. AMERIKANER: I can go ahead and do my
4 presentation?

5 MR. EINGORN: Yes.

6 MR. AMERIKANER: I can have him sworn in
7 before he testifies?

8 MR. EINGORN: That's perfect.

9 MR. AMERIKANER: Thank you very much.

10 ICS and its predecessors have operated on
11 this property since 1998. In 1998, the beginning of
12 1998, the facility was used for steel drum
13 reconditioning which is an industrial process
14 involving washing used steel drums of their previous
15 contents and re-selling the reconditioned drums to
16 third-party buyers.

17 In October of 2016, and this is in your
18 packet, the City issued a zoning permit for this use;
19 noting that the use was recycling and distribution of
20 industrial packaging and checking the box for quote
21 use permitted by ordinance on zoning permit.

22 The zoning classification for this
23 property is R-2 residential as it was at the time of
24 the 2026 permit, In approximately 2018, ICS changed
25 the property to a less-intensive use but still in the

1 same category of use. It's now used for storage and
2 warehousing of new and reconditioned industrial
3 containers. That use is the current use of the
4 property. And this is a less-intensive industrial
5 use than was previously operated on the property,
6 because no container reconditioning or cleaning
7 occurs at the property today.

8 We recently discovered that ICS was never
9 issued a zoning permit for this less-intensive use
10 to replace the 2016 zoning permit which granted a
11 zoning permit for the use but in the R-2 Zone. So
12 after discussing with Dr. Williams, we applied for a
13 zoning permit and received a denial and are now
14 before you this evening.

15 Doctor Williams, in our discussions with
16 him, recommended that we receive a denial; appeal to
17 the Board; and come before you to request a zoning
18 interpretation; a map interpretation pursuant to
19 870-297E(1)b of the City Code and N.J.S.A. Section
20 40:55D(70)b. And that interpretation would find that
21 this industrial use is permitted on the property;
22 that the map is ambiguous which we think it is as to
23 exactly which zone this particular corner of property
24 fits in. And through that ambiguity and through the
25 length of time that this use has been permitted to

1 exist on this property, to interpret the map to find
2 that this use is permitted.

3 In the alternative, we are also -- as an
4 alternative, requesting of the Board grant a
5 Certificate of Nonconforming Use. Through our
6 testimony this evening, we can satisfy the legal
7 standards for either the map interpretation or the
8 Certificate of Nonconforming Use.

9 I have with me Kevin Grundlock, the plant
10 manager at ICS's Camden facility who can testify
11 about this property and the uses thereon. And if you
12 would to swear him in, Mr. Eingorn, I'd appreciate
13 it.

14 MR. EINGORN: Of course. Would you raise
15 your right hand, please.

16 - - -

17 KEVIN GRUNDLOCK, having first been duly
18 sworn/affirmed, was examined and testified as
19 follows:

20 - - -

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

23 MR. GRUNDLOCK: Kevin Grundlock, 11 Digby
24 Drive, Blackwood, New Jersey.

25 MR. AMERIKANER: Mr. Grundlock, please

1 state your position with ICS?

2 MR. GRUNDLOCK: I'm the plant manager of
3 the Camden facility.

4 MR. AMERIKANER: And how long have you
5 been with ICS?

6 MR. GRUNDLOCK: Eight months.

7 MR. AMERIKANER: And what are your duties
8 and your role as plant manager?

9 MR. GRUNDLOCK: I oversee the day-to-day
10 operations, planning, logistics, environmental health
11 and safety.

12 MR. AMERIKANER: And are you familiar
13 with the history of ICS's use of this property?

14 MR. GRUNDLOCK: I am.

15 MR. AMERIKANER: And how did you become
16 familiar with the history that predated your time
17 with the company?

18 MR. GRUNDLOCK: I just did internal
19 investigations and talking with the staff members.

20 MR. AMERIKANER: How many people work for
21 ICS in Camden?

22 MR. GRUNDLOCK: 32.

23 MR. AMERIKANER: And approximately how
24 many of those are residents for the City of Camden?

25 MR. GRUNDLOCK: We have 17 Camden

1 residents currently.

2 MR. AMERIKANER: Terrific. Could you
3 please describe the uses, the current uses of the
4 property, the operations that happen at the property?

5 MR. GRUNDLOCK: Yes. So currently we
6 warehouse new and used industrial bulk containers.
7 They come over to the other side of the property and
8 get rebottled and then sold to a third party.

9 MR. AMERIKANER: And has the industrial
10 use of this property been continuous since the late
11 1990s as far as you have been able to tell?

12 MR. GRUNDLOCK: It has.

13 MR. AMERIKANER: Can you discuss the
14 change that happened in 2018 from the old use of the
15 property to the current use of the property briefly?

16 MR. GRUNDLOCK: Yes. So as you
17 mentioned, it's a much less industrial process. It's
18 just warehousing now. Prior to that it was the
19 cleaning and reconditioning of steel drums which
20 involves the use various chemicals and processes to
21 get that done. Again, now, it's just is for
22 warehousing.

23 MR. AMERIKANER: So you're not processing
24 or handling or generating hazardous materials on the
25 property. You're storing clean drums and then taking

1 it off-site?

2 MR. GRUNDLOCK: Yes.

3 MR. AMERIKANER: What are your hours of
4 operation?

5 MR. GRUNDLOCK: Seven to 4:30.

6 MR. AMERIKANER: And do any of the uses
7 on the site generate significant noise?

8 MR. GRUNDLOCK: No.

9 MR. AMERIKANER: Can you discuss a little
10 bit about the traffic into and out of the site
11 including truck traffic that occurs on a daily basis?

12 MR. GRUNDLOCK: Yes. So all of the truck
13 traffic is internal with our own jockey trucks. And
14 that comes just down along with the train tracks. We
15 don't go on any of the streets near there.

16 MR. AMERIKANER: Is it a lot of trucks
17 that come in and out everyday or only a few?

18 MR. GRUNDLOCK: No. Maybe one or two.

19 MR. AMERIKANER: To your knowledge, has
20 there ever been a complaint from a neighbor regarding
21 the operations at the site?

22 MR. GRUNDLOCK: There is none.

23 MR. AMERIKANER: Are there any
24 outstanding notices of violations at the site to your
25 knowledge?

1 MR. GRUNDLOCK: No.

2 MR. AMERIKANER: And then in terms of
3 plans for the future of the site, do you intend to
4 maintain the operations as roughly the same?

5 MR. GRUNDLOCK: Yes. It'll be storage
6 only.

7 MR. AMERIKANER: At this point, those are
8 my questions for Mr. Grundlock. If the Board has any
9 questions for Mr. Grundlock, I'll be happy to have
10 him answer any questions you have.

11 MR. EINGORN: I have a few questions
12 about the area itself.

13 MR. GRUNDLOCK: Sure.

14 MR. EINGORN: So I'm showing you a packet
15 that was submitted with the application. I'm
16 assuming this star here is the property?

17 MR. GRUNDLOCK: Yes.

18 MR. EINGORN: And across the street from
19 that, is that an industrial use?

20 MR. GRUNDLOCK: The --

21 MR. EINGORN: Across the street from the
22 building.

23 MR. GRUNDLOCK: Yes. That's not our --

24 MR. EINGORN: No, it's not. Okay. And
25 to the left side and the right side of the building,

1 what goes on there?

2 MR. GRUNDLOCK: The left side is the
3 train tracks. If I'm looking at the building, the
4 right side is the community, the residential.

5 MR. EINGORN: There's a residential
6 community next to that?

7 MR. GRUNDLOCK: No. There's --

8 MR. EINGORN: Is there a house?

9 MR. GRUNDLOCK: No. It's right over
10 there to the right.

11 MR. EINGORN: So what's directly next to
12 the building on the other side of the train track?

13 MR. GRUNDLOCK: There's nothing.

14 MR. EINGORN: So this is industrial,
15 correct?

16 MR. GRUNDLOCK: Correct.

17 MR. EINGORN: And over here is anything?

18 MR. GRUNDLOCK: No.

19 MR. EINGORN: And over here is? Is this
20 an industrial lot as well?

21 MR. GRUNDLOCK: Yes.

22 MR. EINGORN: Right. Because the
23 discussion was about the zoning map. Right? And so,
24 this is the zoning map. And, Counsel, did you
25 highlight this property?

1 MR. GRUNDLOCK: We did.

2 MR. EINGORN: Okay. And so, I don't know
3 everybody can see this. This is industrial here,
4 right?

5 MR. GRUNDLOCK: Yes, it is in white.

6 MR. EINGORN: And this area here you just
7 showed me, was industrial also?

8 MR. GRUNDLOCK: Yes.

9 MR. EINGORN: And for some reason just
10 this little parcel seems to have been missed in the
11 map; is that right?

12 MR. AMERIKANER: That's our
13 interpretation. That's what I'm suggesting this
14 evening.

15 MR. EINGORN: Which is right on the PRI
16 Zone but somehow got maybe caught up in the R-2 Zone,
17 I think, is what the interpretation seems at least
18 according to what's going on here; that maybe this
19 property should have been located in the PRI Zone; is
20 that what we're arguing tonight?

21 MR. AMERIKANER: That is, Counsel.

22 MR. EINGORN: Okay. Does the Board have
23 questions about that?

24 CHAIRMAN HANCE: I have a question. Is
25 the pallet company not back there anymore; where they

1 used to build the pallets at?

2 MR. GRUNDLOCK: No.

3 MR. EINGORN: Any questions? Before we
4 open to the public, the Board is within its right to
5 grant an interpretation of the zoning map or the
6 zoning ordinance. In this case, we're talking about
7 the way the map was drawn. The Board also has the
8 right to grant a Cert of Nonconforming Use whatever
9 the Board deems to be more appropriate in this
10 instance.

11 The testimony is there for both so the
12 Board can do a discussion and determine which they
13 believe to be the better alternative. This property
14 is obviously industrial in nature. You look at the
15 pictures so there's that. Anything else? Any
16 questions for me before we open to the public?
17 No. Okay.

18 Anybody here today tonight in the public
19 that like to be heard on the application of
20 Industrial Containers Services regarding 1900 S. 3rd
21 Street? Hearing none and seeing none, we'll close
22 the public portion. Counsel, do you have any closing
23 argument?

24 MR. AMERIKANER: I do.

25 What I would suggest based on the

1 documents that are in your packet and the testimony
2 that you received this evening is that, what we need
3 to establish for a zoning interpretation is ambiguity
4 with intent in adopting the map or in some cases, you
5 would be asked to interpret to find ambiguity in
6 intent in adopting the ordinance. Here we're asking
7 you to find ambiguity of intent in adopting the map.

8 The evidence before you and the testimony
9 you received, I believe, establishes that ambiguity.
10 That would be an appropriate time for the Board to
11 grant an interpretation of the map as permitting the
12 use that has been there for decades, since the late
13 1990's at least. The map, as far as we can tell,
14 the map that was published online, was adopted in
15 2008. So this use predates the adoption of that map.

16 In the alternative, if you were to go
17 with a Certificate of Nonconforming Use, the legal
18 standard there is that the use has to be continuous,
19 and that the use has to predate the adoption of the
20 map. And so since the map was adopted in 2008 and
21 the use, as testified, has been there then since at
22 least 1998, we believe we satisfy the legal standards
23 as well for a Certificate of Nonconforming Use.

24 So it would really be up to the Board.
25 We're requesting the zoning interpretation for this

1 instance, but in the alternative a Certificate of
2 Nonconforming Use. And I'd be happy to answer any
3 questions and I appreciate the Board's time this
4 evening.

5 MR. EINGORN: So now it's the Board's
6 turn to make a decision as to whether to grant the
7 interpretation or grant the Cert of Nonconforming
8 Use. Or if there's a reason to believe that neither
9 is appropriate. Obviously, the Board can make that
10 determination also, although that doesn't seem to be
11 the case under the facts here.

12 CHAIRMAN HANCE: So that's my area. I
13 live probably two blocks from there. I'm right on
14 Broadway, 1830 Broadway. Also, I'm on the
15 Environmental Board. So we go through that area
16 pretty well, Waterfront South. I know that we're
17 back there. I never see any trucks come out of
18 there. That's why I asked about the pallet.

19 They had a lot of fires with the pallets
20 back there. And good that they're not back there.
21 You answered my question already about chemicals. So
22 that was my main issue. We've been having a problem
23 in Waterfront South with chemicals. So I'm
24 satisfied.

25 MR. EINGORN: Satisfied that what? Need

1 a little direction. So obviously, it does appear the
2 map could have been drawn around this property and
3 they just missed it because it's clearly an
4 industrial property.

5 CHAIRMAN HANCE: Right.

6 MR. EINGORN: So I think you're safe, as
7 a Board, to interpret the map. That said, they've
8 demonstrated a continuous use for this with the
9 zoning permit dating back to 1998. So you could
10 grant the Cert of Nonconforming Use also if you
11 believe that, hey, we think the map is properly drawn
12 but this has been here and it should be allowed to
13 stay there.

14 CHAIRMAN HANCE: Yes, I would go with the
15 Nonconforming Use because they've been there for so
16 long.

17 MS. MASON: Is the Chairman making that
18 motion?

19 MR. EINGORN: Are you making a motion to
20 grant a Cert of Nonconforming Use?

21 CHAIRMAN HANCE: Yes, I am.

22 MR. EINGORN: Okay. Is there a second on
23 that motion?

24 MS. MASON: Second.

25 MR. EINGORN: We'll take a vote on a

1 Certificate of Nonconforming Use. Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Merricks.

6 MS. MERRICKS: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Ms. Spencer.

12 MS. SPENCER: Yes.

13 MR. EINGORN: And Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: Seven in favor and none
16 opposed. And that would render the other part of the
17 application mute. Is that fair, Counsel?

18 MR. AMERIKANER: That is fair. And if we
19 need to at some point along the future if something
20 changes, we'll come back before you. But until then,
21 we appreciate your time and your consideration.

22 MR. EINGORN: Thank you.

23 I apologize. We're going to skip ahead
24 to Mr. Archie's matter so we can get him out of here.
25 So let's take Park Norris matters. Is that right,

1 Mr. Archie?

2 MR. ARCHIE: Yes.

3 MR. EINGORN: So the first matter would
4 be 1175 Haddon Avenue. Counsel, do you want to put
5 your appearance on the record?

6 MR. ARCHIE: Good evening, again, Troy
7 Archie on behalf of Park Norris, LLC. Standing to my
8 left is Maria Martinez who is a member of the LLC,
9 property manager.

10 MR. EINGORN: Yes. She's a regular now.

11 MR. ARCHIE: Yes. Yudi couldn't be here
12 tonight so he asked me to step in.

13 MR. EINGORN: So we have a duplex that
14 needs bulk variances?

15 MR. ARCHIE: Yes. Bulk variances. It's
16 a duplex. It was purchased as a duplex and plans to
17 be used as a duplex. And they just need a bulk
18 variance. Maria can explain everything since I was
19 brought on to this this evening.

20 MR. EINGORN: Sounds great. Ms.
21 Martinez, would you raise your right hand, please.

22 - - -

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

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

MS. MARTINEZ: Maria Martinez, 579 Chestnut Street, Orange, New Jersey.

MR. EINGORN: And Ms. Martinez, you are the property manager for the owner of the property?

MS. MARTINEZ: That is correct.

MR. EINGORN: Thank you. What would you like to tell us?

MS. MARTINEZ: This property was purchased back on May 3rd of 2022 as a duplex. We currently have tenants in there as a duplex and we want to continue as a duplex; asking for the bulk variance to be approved. We do have five other properties on Haddon Avenue. We have 804, 806, 872, 880, and also across the street, 1172. They are all duplexes. This is just our last duplex.

We have provided photos of everything, first floor, second floor, some common areas, as well as the water tanks and electrical panels.

The second floor consists of two bedrooms, living room, bathroom and a kitchen. And the first floor is three bedrooms, kitchen and bathroom.

1 MR. EINGORN: I'm sorry. The second
2 floor is two bedrooms?

3 MS. MARTINEZ: Second floor is two
4 bedrooms, one bath, kitchen, livingroom.

5 MR. EINGORN: And the first floor is
6 three beds, one bath?

7 MS. MARTINEZ: Three beds, one bath,
8 kitchen.

9 MR. EINGORN: Got it. And then
10 off-street parking. No off-street parking?

11 MS. MARTINEZ: There is no off-street
12 parking. As we all know, it's a main street. Next
13 to us is a convenience store. And now I see that
14 we're getting a nice Islamic Center on the other
15 side.

16 MR. EINGORN: There's no adjoining
17 properties though, right?

18 MS. MARTINEZ: No.

19 MR. EINGORN: It's a freestanding
20 building?

21 MS. MARTINEZ: It's freestanding right
22 now, yes. And there's a driveway, I guess, it's to
23 the store.

24 MR. EINGORN: Okay.

25 MS. MARTINEZ: And then the lot for the

1 Islamic Center is next to us.

2 MR. EINGORN: Got it. And that's the lot
3 that will remain open with the deck; is that right?

4 MS. MARTINEZ: I guess.

5 MR. ARCHIE: Yes.

6 MR. EINGORN: So there will be open air
7 on either side of this property pretty much, right?

8 MS. MARTINEZ: Yes.

9 MR. EINGORN: Does the Board have
10 questions? No. Open to the public?

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Anybody here tonight in the
13 public that like to be heard on the application for
14 bulk variances for a duplex for 1175 Haddon Avenue?
15 Hearing none, seeing none, we'll close the public
16 portion.

17 MR. EINGORN: So the applicant is here
18 tonight seeking bulk variances for lot size, lot
19 width and off-street parking, all of which are
20 preexisting nonconforming conditions for a duplex
21 which is permitted in the R-2 Zone where this is
22 located. The Board should do a discussion of the
23 Positive and Negative Criteria for the requested bulk
24 variances and make a motion.

25 MS. SPENCER: So I had a friend that

1 lived in this house or apartment about 20 years ago.
2 I feel like it has been an apartment -- it has been a
3 duplex at 20 years.

4 CHAIRMAN HANCE: How's the parking over
5 there?

6 MS. SPENCER: It's street parking. It's
7 Haddon Avenue; off-street parking. I mean, right
8 now, there's no parking because there's construction.
9 I live on Haddon Avenue.

10 MS. MASON: It's already been a duplex.

11 MS. SPENCER: Yeah, it's normal
12 traditional.

13 MS. MASON: And it has been sitting.

14 MS. SPENCER: Yes.

15 MS. MASON: Coming in and rehabbing that
16 is just want to make sure that --

17 MS. SPENCER: She said there's tenants in
18 there.

19 MS. MARTINEZ: We already have tenants in
20 there.

21 MS. SPENCER: Yeah, it's traditional
22 parking. I mean, directly in front of it, I think
23 it's no parking. Because is that in front of the
24 light?

25 MS. MARTINEZ: No. There's a cross

1 street in front of it.

2 MS. SPENCER: Yeah, the light is right
3 there, wildwood. And it's at the light so I don't
4 you can park directly in front of it.

5 MS. MARTINEZ: No, no. The traffic light
6 is one street up.

7 MS. SPENCER: Okay.

8 CHAIRMAN HANCE: And we all know that
9 Haddon Avenue never had parking. And it's
10 first-come-first-serve.

11 MS. MARTINEZ: Yes.

12 CHAIRMAN HANCE: I hung out on Langham,
13 Wildwood and Princess.

14 MS. MARTINEZ: Right. I think that's the
15 cross street. Wildwood is there.

16 MS. MASON: I make a motion.

17 MS. SPENCER: Motion.

18 MR. EINGORN: A motion to what?

19 MS. MASON: Are you making a motion?

20 MS. SPENCER: To pass.

21 MR. EINGORN: We have a motion to pass by
22 Ms. Spencer and a second by Ms. Mason.

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

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Vice-Chairman Still.

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: Ms. Spencer.

10 MS. SPENCER: Yes.

11 MR. EINGORN: And Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Seven in favor and none
14 opposed, the motion passes which will bring us to our
15 next matter which is 1627 Norris Street. Counsel,
16 your appearance.

17 MR. ARCHIE: Good evening, again, Troy
18 Archie on behalf of Park Norris, LLC for 1627 Norris
19 Street seeking a bulk variance. This is a similar
20 situation, purchased as a duplex; remaining a duplex;
21 and a parking issue. Again, I would present
22 Ms. Martinez to the Board.

23 MR. EINGORN: Ms. Martinez, you've
24 already been sworn.

25 MS. MARTINEZ: Yes.

1 MR. EINGORN: Tell us a little bit about
2 the property.

3 MS. MARTINEZ: So this property was
4 purchased in April of 2023 as a duplex. We currently
5 have two tenants living there. The second floor is a
6 two-bedroom, one bath. First floor is a three
7 bedroom, one bath. It is on a corner property with a
8 bodega. Of course there are conjoining buildings
9 next door. There is an open space on the corner.
10 Obviously, it's on a corner. So one side of the
11 building is currently with windows and open space.
12 We did go through all of our CCO inspections. And
13 all of our inspections passed. This is our last step
14 to be able to move forward on CCO.

15 MR. EINGORN: We have some photographs.
16 It looks like there appears to be two units; multiple
17 water heaters; multiple electrical panels; multiple
18 electrical meters outside. Does the Board have
19 questions? You said this is both units are rented?

20 MS. MARTINEZ: Bulk variances.

21 MR. EINGORN: Both units are rented?

22 MS. MARTINEZ: Yes. There's tenants in
23 there.

24 VICE-CHAIRMAN STILL: Are there two
25 separate mailboxes?

1 MS. MARTINEZ: Yes. I don't think you
2 could see it because the first floor has a brown
3 door. But then they also have a back door that they
4 can use. This is where the first apartment would be,
5 the downstairs. And then the back doors go out.

6 MR. EINGORN: Any questions?

7 CHAIRMAN HANCE: No.

8 MR. EINGORN: Anybody here tonight that
9 would like to be heard on the application for bulk
10 variance approvals for 1627 Norris Street? Hearing
11 none, seeing none, we'll close the public portion.
12 The applicant is here tonight seeking bulk variances
13 for lot size and lot width which appear to be
14 preexisting nonconforming conditions of a corner lot
15 for a duplex which is permitted in the R-2 Zone where
16 this is located. The Board should do a discussion of
17 the Positive and Negative Criteria and make a motion.

18 VICE-CHAIRMAN STILL: Nothing is
19 changing. It's been like that. And it's good to
20 have it occupied than not occupied.

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

22 MS. SPENCER: Second.

23 MR. EINGORN: We have a motion and a
24 second. We'll take a roll-call vote. Chairman
25 Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Moss.

9 MS. MOSS: Yes.

10 MR. EINGORN: Ms. Spencer.

11 MS. SPENCER: Yes.

12 MR. EINGORN: And Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: Seven in favor and none
15 opposed, the motion passes. Have a nice night.

16 MS. MARTINEZ: Thank you.

17 MR. ARCHIE: Thank you.

18 MR. EINGORN: We're going to take a
19 five-minute break and we'll be right back.

20 (Proceedings are off the record at
21 7:03 p.m.)

22 (Proceedings are back on the record at
23 7:08 p.m.)

24 MR. EINGORN: So this matter is Magic
25 Protection, LLC, 941 Newton Avenue. Counsel, your

1 appearance?

2 MS. JAMES: Thank you. Good evening,
3 Sonia James on behalf of JP Law on behalf of Magic
4 Protection, LLC. If I may, this is a straightforward
5 application to complete the renovation of an existing
6 duplex without any expansion or intensification. The
7 applicant is seeking variance relief related to lot
8 conditions and the inability to provide off-street
9 parking which are preexisting conditions of the
10 property. Specifically, variance relief related to
11 lot width, building coverage, and the inability to
12 provide off-street parking as outlined in the notice.

13 The property is a corner lot which
14 frontage on two streets. The structure occupies most
15 of the buildable area. There's no feasible location
16 for off-street parking inherent to the lot. The
17 property at 941 Newton Avenue is an existing
18 structure, as I mentioned, designated as a two-family
19 dwelling which confirmed through the City during an
20 architectural review process. Importantly, there's
21 no construction that has been done other than
22 emergency sewer repair. All the work tonight is
23 proposed only.

24 At the time of acquisition, the property
25 was vacant and partially rehabilitated by the prior

1 owner who abandoned the project leaving work
2 incomplete. The property was already configured as a
3 two-unit and separately metered. There's no
4 expansion of the structure; no change to the
5 footprint; and no increase in intensity. The
6 applicant simply seeks approval to complete and
7 stabilize an already existing condition. We will
8 present testimony of Evan Novoa.

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

11 - - -

12 EVAN NOVOA, 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. NOVOA: 1727 5th Street, Ewing, New
19 Jersey.

20 MS. JAMES: Mr. Novoa, are you familiar
21 with the property located at 941 Newton Avenue in
22 Camden?

23 MR. NOVOA: Yes.

24 MS. JAMES: And how are you familiar with
25 this property?

1 MR. NOVOA: The property was purchased in
2 November 2024 with the cost of rehabbing it and
3 making it available for rent.

4 MS. JAMES: And how are you connected to
5 Magic Protection, LLC?

6 MR. NOVOA: I'm the project and property
7 manager.

8 MS. JAMES: When did the company acquire
9 the property?

10 MR. NOVOA: November of 2024.

11 MS. JAMES: And what was the condition of
12 the property at the time of purchase?

13 MR. NOVOA: It was a two-unit duplex and
14 we're rehabbing it.

15 MS. JAMES: Was the property vacant?

16 MR. NOVOA: It was vacant.

17 MS. JAMES: And it was partially
18 rehabilitated?

19 MR. NOVOA: Yes.

20 MS. JAMES: And to what extent had prior
21 work been done on the property?

22 MR. NOVOA: The only thing that was done
23 on the top unit, a little bit of flooring was put in
24 and some paint.

25 MS. JAMES: When the property was

1 purchased, what was done by the architect for this
2 property in preparation?

3 MR. NOVOA: So architectural plans were
4 submitted to the City outlining what our plans would
5 be as far as the rehab is concerned.

6 MS. JAMES: Can you describe the state of
7 the property when purchased?

8 MR. NOVOA: Yes. The property was in
9 need of rehab. It needed plumbing, electrical, HVAC,
10 and all the cosmetic rehab as well.

11 MR. NOVOA: Are you aware of how long
12 this property was vacant?

13 MR. NOVOA: No.

14 MS. JAMES: From your experience, did it
15 appear to be vacant for a long time?

16 MR. NOVOA: Yes. Typically on the first
17 floor, it appeared to be vacant for quite some time;
18 many years.

19 MS. JAMES: And why would you say that?

20 MR. NOVOA: Just because of the disarray
21 and the condition of the unit. Basically, it was
22 just the 2-by-4's, 2-by-2's, no walls, no floors.
23 All of the plumbing has been ripped out.

24 MS. JAMES: And this was prior to
25 purchase?

1 MR. NOVOA: That's correct.

2 MS. JAMES: So the construction, before
3 the Board, has not been completed, any of the work
4 done?

5 MR. NOVOA: No. We were advised that, do
6 not start any construction until after the variance
7 has been approved.

8 MR. NOVOA: In any way, are you proposing
9 to expand the building's footprints?

10 MR. NOVOA: No.

11 MS. JAMES: Have you increasing any
12 number of units?

13 MR. NOVOA: No.

14 MS. JAMES: Is there any off-street
15 parking currently?

16 MR. NOVOA: No.

17 MS. JAMES: Are you aware if there was
18 ever any off-street parking?

19 MR. NOVOA: Not to my knowledge.

20 MS. JAMES: Is it possible to add
21 off-street parking?

22 MR. NOVOA: Not to my knowledge.

23 MS. JAMES: And why is that?

24 MR. NOVOA: Because where the property
25 located, there's no additional space on the

1 property's blueprint that we can add more parking or
2 adding new parking at all. It's just the street
3 parking that's available:

4 MS. JAMES: And so in this general area
5 of this neighborhood, how do residents park?

6 MR. NOVOA: On the street.

7 MS. JAMES: And so that's consistent with
8 the neighborhood of what you're proposing?

9 MR. NOVOA: Yes.

10 MS. JAMES: Have you been in contact with
11 any neighbors in the area?

12 MR. NOVOA: I have been contacted by a
13 neighbor that expressed that they were looking
14 forward to the project to get going because we did
15 have an issue with people, homeless people breaking
16 in. We had an issue where they broke into our
17 basement; flooded the whole basement out. I got a
18 \$9,000 bill right now on the water. I'm trying to
19 get figured out. So the sooner we can get it
20 approved, the sooner we can get the work done, the
21 sooner we can people in there, they won't be so
22 inclined to try to go into an abandoned building.
23 That's really the goal.

24 MS. JAMES: And you did provide plans,
25 architectural plans?

1 MR. NOVOA: Yes.

2 MS. JAMES: Can you describe what is
3 proposed for the building?

4 MR. NOVOA: So as far as the layout is
5 concerned, everything is going to stay the exact
6 same. The top unit, three-bedroom, one bathroom.
7 Bottom unit is two bedrooms and one bathroom. But
8 the layout is going to be the exact same as it
9 currently it is. It's not going to be any changes.

10 MS. JAMES: And type of additions or
11 renovations are you planning to do?

12 MR. NOVOA: So we're going to basically
13 from the top and bottom, do all new electrical, all
14 new plumbing, all new HVAC. We already replaced the
15 sewer line, flooring, bathroom, kitchen. Everything
16 is going to be brand new. And we're going to touch
17 up some stuff on the outside like there's some bricks
18 missing on the second floor. We're going to make
19 sure that that's proper. Probably repaint the whole
20 building and make it look right.

21 MS. JAMES: The testimony clearly
22 establishes for the record, that this is standard
23 variance relief. The architectural drawings show
24 that this is going to be a full-interior
25 rehabilitation without any expansion to the footprint

1 or change to the building layout. This is a corner
2 property with no available area to accommodate
3 off-street parking. This structure occupies a lot in
4 a manner that leaves no feasible location for
5 parking. And this is a classic example of a hardship
6 condition. If I may or if you would like to ask
7 questions first.

8 MR. EINGORN: Any questions? No
9 questions. Open to the public. Anybody here tonight
10 that like to be heard on the application of Magic
11 Protection for 941 Newton Avenue requesting bulk
12 variance relief for a duplex? Hearing none, seeing
13 none, we'll close the portion.

14 The applicant is here tonight seeking
15 bulk variances for lot width, building coverage and
16 off-street parking, all of which appear to be
17 preexisting, nonconforming conditions of the land for
18 a bulk variance in an R-2 Zone where such is
19 permitted. The Board should do a discussion of the
20 Positive and Negative Criteria and make a motion.

21 One thing I didn't see was photographs of
22 like the meters and stuff. Does any of that exist.
23 You said it was ripped apart.

24 MR. NOVOA: So it was already three
25 meters there, one for each unit and then a house

1 meter. So that was already previously done. To my
2 knowledge prior to us purchasing the property, we
3 came down with the architect and he discussed it with
4 someone in zoning and I don't know exactly who it
5 was.

6 MR. EINGORN: Okay.

7 MR. NOVOA: But it was confirmed that the
8 property was already zoned as a duplex. So that's
9 kind of why we didn't understand why we had to do
10 plans. But to my understanding, because the other
11 owners didn't complete the project in totality, it's
12 kind of why we had to start from the ground up.

13 MR. EINGORN: Understood.

14 CHAIRMAN HANCE: A question. Are there
15 two separate addresses on the door?

16 MR. NOVOA: No. It's one address. Unit
17 1 and Unit 2.

18 CHAIRMAN HANCE: And you go through the
19 front door and you have a left and right to go
20 upstairs?

21 MR. NOVOA: Yes. There's two separate
22 doors. So if you're looking at the front of the
23 building, the far left door is for the bottom unit.
24 That's the whole bottom floor. The door to the right
25 is the whole top floor.

1 CHAIRMAN HANCE: What we would like next
2 time, bring some pictures of that. Even if you don't
3 have meters and stuff then it shows that it was a
4 duplex there.

5 MR. NOVOA: Okay.

6 CHAIRMAN HANCE: It would make it a
7 lot -- you could see it better.

8 MS. SPENCER: I mean, I ride past this
9 often. My church is on 5th Street. I think it has
10 been abandoned for a really long time. And as you
11 said, there's a lot of homeless that break in.

12 MR. NOVOA: We had to call the cops like
13 five times. I filed five police reports already.

14 MS. SPENCER: So to make sure like
15 buildings down there are getting filled with people
16 and making sure that no one is breaking in. I think
17 that's good for that area of Downtown.

18 MR. EINGORN: Any other questions?
19 Discussion and a motion.

20 MS. SPENCER: I make a motion to -- it's
21 for a variance?

22 MR. EINGORN: A motion to grant the
23 requested variances?

24 MS. SPENCER: Yes.

25 MR. EINGORN: Okay. We have a motion to

1 grant the requested bulk variances. Do we have a
2 second?

3 MS. NUNEZ: Second.

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

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Spencer.

16 MS. SPENCER: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: Seven in favor and none
20 opposed, the motion carries. Thanks guys. Have a
21 good night.

22 MS. JAMES: Thank you.

23 MR. NOVOA: Thank you.

24 MR. EINGORN: The next matter would Maria
25 Moran, 117 N. 34th Street. Are you going to

1 interpret, sir?

2 UNIDENTIFIED SPEAKER: Yes.

3 MR. EINGORN: Raise your right hand.

4 Do you swear/affirm the interpretation
5 that you'll provide to the Zoning Board will be true
6 to the best of your knowledge and abilities?

7 UNIDENTIFIED SPEAKER: Yes.

8 MR. EINGORN: Are you going to testify
9 also?

10 UNIDENTIFIED SPEAKER: Yes.

11 MR. EINGORN: Do you swear/affirm that
12 the testimony that you'll provide to the Zoning Board
13 tonight will be true and nothing but the truth?

14 UNIDENTIFIED SPEAKER: Yes.

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

17 UNIDENTIFIED SPEAKER: 3001 River Road,
18 Camden, New Jersey 08105.

19 MR. EINGORN: And who are you? What's
20 your name?

21 MR. VINAS: My name is Tony.

22 MR. EINGORN: Tony what?

23 MR. VINAS: V-I-N-A-S.

24 MR. EINGORN: So we're going to swear in
25 the applicant. Okay.

1 MR. VINAS: Okay.

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

4 - - -

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

8 - - -

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

11 MARIA MORAN: Maria Moran, 117 N. 34th
12 Street, Camden, New Jersey 08105.

13 MR. EINGORN: So you want a one-bedroom
14 apartment on the first floor and a rooming house on
15 the second floor?

16 MS. MORAN: Yes.

17 MR. EINGORN: So there's four rooms on
18 the second floor but no kitchen up there?

19 MS. MORAN: Yes, no kitchen.

20 MR. EINGORN: Are people living there
21 now?

22 MS. MORAN: Yes.

23 MR. EINGORN: In the first floor? Is
24 that rented on the first floor?

25 MS. MORAN: Yes. I have a lady up

1 there.

2 MR. EINGORN: And then upstairs, there's
3 four rooms? Are there four tenants?

4 MS. MORAN: Yes.

5 MR. EINGORN: Without a kitchen, how do
6 they -- what do they do for food?

7 MS. MORAN: These tenants, they only want
8 it for coming to sleep. They work and come back to
9 sleep and they eat outside.

10 MR. EINGORN: How long does each person
11 stay? Is there a lease? A year; a month?

12 MS. MORAN: I do a lease. I do a lease
13 for six months, three months, whatever the people
14 want. Maybe the people want for one month. I do a
15 lease and I rent.

16 MS. SPENCER: Is it a separate door to
17 the second floor?

18 MS. MORAN: The door?

19 MS. SPENCER: To the second floor.

20 MS. MORAN: Yes. A door. I have a
21 separate door in the front for the second floor and a
22 separate door for the first floor. And also another
23 door on the side for the first floor.

24 MS. SPENCER: So who pays like the gas
25 and electric and the water bill?

1 MS. MORAN: I pay.

2 MR. EINGORN: Anything else the applicant
3 would like to tell us about the property?

4 MR. VINAS: Pardon me?

5 MR. EINGORN: Is there anything she would
6 like to tell us specifically about the property? Is
7 there anything we should know?

8 MS. MORAN: No. There's nothing
9 specific. It's the way it is.

10 MS. MASON: One question. Do you live
11 there on the site, on-site?

12 MS. MORAN: No. I live in another house.

13 MR. EINGORN: She lives down the street?

14 MS. MORAN: Down the street, yeah, very
15 close.

16 MR. EINGORN: Her address is 142 and this
17 is 117.

18 MS. MORAN: That's the one where I
19 live.

20 MR. EINGORN: Pretty close.

21 MS. MORAN: Yeah, close. You can see one
22 house from the other one.

23 MS. MASON: The license says 117.

24 MS. MOSS: 117.

25 MR. EINGORN: Yeah. This is for 117.

1 She lives at 142.

2 MS. MOSS: Her drivers license says 117
3 N. 31st.

4 MR. EINGORN: Oh, I got you. I thought
5 you meant the rental license. How old is it? It was
6 issued two years ago -- three years go. Did you live
7 in this property at one point?

8 MS. MORAN: 142. I lived at 142.

9 MS. NUNEZ: But did she live at this
10 property before, this address?

11 MS. MORAN: Yeah before.

12 MR. EINGORN: The drivers license says
13 117.

14 MS. MORAN: Because I used to live there
15 before and I --

16 MR. EINGORN: And then you moved?

17 MS. MORAN: Yeah. I moved in the other
18 one but I never changed.

19 MR. EINGORN: Got it.

20 As the Board will recall, the applicant
21 needs a use variance because boarding houses and
22 rooming houses are expressly prohibited in the City
23 of Camden in all districts. And that's why the
24 applicant is here requesting a use variance and
25 off-street parking bulk variance.

1 Is there any parking in a driveway? Is
2 there a garage or is it all street parking?

3 MS. MORAN: No. There is only street
4 parking. Some people sometimes drive a bicycle,
5 electric bicycle and they have no car.

6 MR. EINGORN: Right. So if this is
7 approved, it runs forever. And so if the applicant
8 were to sell the property, right, the next person may
9 rent it to four people with 17 cars each. I know
10 it's a crazy situation that I just made up. But it's
11 possible. And so that's why we take into
12 consideration even though these renters may only have
13 bicycles but the next guy may have people with cars
14 or gal may have people with cars.

15 MS. MORAN: Okay. The house is a twin
16 and I can make no parking. I have no plan to sell it
17 because --

18 MR. EINGORN: Nobody lives forever.

19 MR. VINAS: I know. Today maybe you say
20 no and tomorrow you yeah. But I don't know. The
21 only thing is, I explained to her, if they approve,
22 it's forever. If somebody come and buy the house and
23 then need to do something different like a --

24 MR. EINGORN: People get upset sometimes
25 because we ask about the parking. And they go like,

1 well nobody has cars. But it isn't about the people
2 that are there now. It's people in the future too.
3 That's the consideration.

4 MR. VINAS: I understand.

5 MR. EINGORN: Does the Board have any
6 questions?

7 MS. SPENCER: I have one more question.
8 So there's a third floor and there's a bedroom that
9 goes to the third floor. Where are the steps?

10 MR. EINGORN: She said there's a third
11 floor?

12 MS. SPENCER: Is the attic a bedroom?

13 MS. MORAN: It has a bedroom in the attic
14 but I have only steps.

15 MS. SPENCER: Is it through a bedroom or
16 is it through the hallway?

17 MR. EINGORN: How do you access it?
18 Through a hallway; through a bedroom? Where's the
19 entrance to the attic?

20 MR. VINAS: It goes all through the same
21 door on the first floor and go on the step. So all
22 the bedrooms and I think one on the bottom and a
23 couple on the top plus in the attic one. I think it
24 has one because it's more big, yeah, according to
25 what she says.

1 CHAIRMAN HANCE: No pictures of the
2 inside of the house. Just outside.

3 MR. EINGORN: Any other questions?

4 CHAIRMAN HANCE: No.

5 MR. EINGORN: Open to the public.
6 Anybody here tonight that like to be heard on the
7 application for 117 N. 34th Street seeking use
8 variance and bulk variance approval for a first-floor
9 apartment and a second floor rooming house without a
10 kitchen? Hearing none and seeing none, we'll close
11 the public portion.

12 MR. EINGORN: The applicant is here
13 tonight seeking a use variance and an off-street
14 parking variance for a one-bedroom apartment on the
15 first floor and a four-bedroom rooming house without
16 a kitchen on the second floor.

17 The applicant has provided testimony,
18 photographs, and other assorted items in support of
19 the application. The Board should do a discussion of
20 the Positive and Negative Criteria and make a motion.

21 VICE-CHAIRMAN STILL: From the testimony
22 I've heard, correct me if I'm wrong, it just seems
23 like with people staying a couple months at a time,
24 not really having a kitchen on the second floor, it
25 seems like a rooming house just like this application

1 here says. And, obviously, to be consistent, I mean,
2 for myself to be consistent, I wouldn't approve a
3 boarding house because it's not allowed in any
4 district.

5 MR. EINGORN: I think we were describing
6 is transient.

7 VICE-CHAIRMAN STILL: Yes. And I think
8 the best thing is what you said where you said, it
9 doesn't just go for the people that are there now,
10 but going forward. And I wouldn't want to take a
11 misstep now or going forward.

12 MS. MOSS: I agree. I don't think it's
13 the best living conditions for anyone.

14 MS. MASON: I make a motion to decline
15 the application.

16 MS. MOSS: Second.

17 MR. EINGORN: So we have a motion to deny
18 the application and a second. We're going to take a
19 roll-call vote. Just a reminder that a 'yes' vote is
20 in favor of the motion to deny. A 'no' vote would be
21 against denial. 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 of denial
11 and none opposed. I'm sorry your application has
12 been denied. You have 45 days from the publication
13 of the Resolution to appeal.

14 MR. VINAS: So what does that mean?

15 MR. EINGORN: It means you can't use the
16 house as a boarding house as requested.

17 MR. VINAS: She can no rent it like
18 that?

19 MR. EINGORN: Not like this.

20 MR. VINAS: Okay. Only like a family
21 house?

22 MR. EINGORN: You have to come back --

23 MS. MUHAMMAD: Come back to my office and
24 put an application in for something different.

25 MR. VINAS: Back to the office?

1 MR. EINGORN: It's an R-2 Zone so you
2 could do a single-family house, a duplex. Rooming
3 houses are not allowed in the entire City but
4 specifically in the R-2 Zone they're not allowed
5 either.

6 MR. VINAS: So like a duplex house or a
7 single-family like the way it is?

8 MR. EINGORN: Yes.

9 MR. MUHAMMAD: After a review of the
10 application.

11 MR. VINAS: Does she have to come back
12 here?

13 MR. EINGORN: With an application.

14 MR. VINAS: What do I have to bring over
15 here.

16 MS. MUHAMMAD: If you could come to my
17 office tomorrow, I'll be here.

18 MR. VINAS: Where is it? Here?

19 MS. MUHAMMAD: Room 224.

20 MR. EINGORN: In this building.

21 MR. VINAS: Okay. I'll explain it to
22 her.

23 MR. EINGORN: The next application is
24 United Latin Coalition Investment Group CIG Number
25 9-8064703 Land Trust for 1112 Jackson Street. Good

1 evening. How are you?

2 MS. MOLLETTA: Good.

3 MR. EINGORN: Will you both be
4 testifying?

5 MS. MOLLETTA: Yes.

6 MR. EINGORN: Would you both raise your
7 right hands, please.

8 - - -

9 DOMINIQUE MOLLETTA, TODD NESBIT, having
10 first been duly sworn/affirmed, was examined and
11 testified as follows:

12 - - -

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

15 MS. MOLLETTA: My name is Dominique
16 Molletta. My address is 1112 Jackson Street, Camden,
17 New Jersey 08104.

18 MR. TODD: Todd Nesbit, 99 Hampton Court,
19 Pennsauken, New Jersey.

20 MR. EINGORN: Okay. So let's talk
21 procedural stuff. United Latino Coalition Investment
22 Group Land Trust is what kind of entity? Is it a
23 corporation; is it an LLC?

24 MS. MOLLETTA: It's an LLC?

25 MR. EINGORN: It's a limited liability

1 company?

2 MS. MOLLETTA: Yes.

3 MR. EINGORN: Are you the sole member?

4 MS. MOLLETTA: That's correct. This is a
5 person who just helps me with my day-to-day
6 operations.

7 MR. EINGORN: Okay. That's fine. But
8 you're the sole member?

9 MS. MOLLETTA: That's correct.

10 MR. EINGORN: The issue is, if you have
11 multiple members then you have to have an attorney
12 appear on behalf of the corporation.

13 MS. MOLLETTA: No. I'm the only
14 sole owner.

15 MR. EINGORN: Okay. The applicant is
16 here tonight requesting a use variance to convert a
17 single-family dwelling into a rooming house with two
18 rooms located on the second floor. Off-street
19 parking is also needed, one space per room. So tell
20 us about the property.

21 MS. MOLLETTA: Okay. So the property
22 started. I purchased it maybe in 2021 and it was a
23 fire-damaged home. It was completely renovated. And
24 I am requesting for a variance to operate a small
25 owner-managed residential home with limited

1 occupancy. The property will be maintained, clean
2 structure and will be operated directly by me.

3 This is not a transient housing. This is
4 a residence that will be longterm and it will operate
5 as a quiet, well-managed residential property. I
6 know you guys have pictures and I also have a little
7 packet to outline the property. It's just important
8 to clarify that this is not boarding home. It's a
9 supervised residential home with a limited number of
10 residents and a structured oversight.

11 I also did hear about concerns with
12 parking. And this is not a high-traffic property.
13 It is supervised because there's a limited number of
14 residents. And we have clear house rules. We do not
15 expect multiple cars or excess parking. We have
16 rules to just to overall maintain a quiet,
17 well-managed home that fits into the neighborhood and
18 not to disrupt it.

19 MS. SPENCER: I have a question. Is this
20 across from Sumnter School or Uncommon Camden Prep?

21 MS. MOLLETTA: Yes.

22 MS. SPENCER: So I know during their
23 dismissal and arrival, the traffic is insane.

24 MS. MOLLETTA: Yes.

25 MR. EINGORN: It looks nice. You want to

1 live there?

2 MS. MASON: Yes, very well put together.

3 MR. EINGORN: It looks great.

4 MS. MOLLETTA: Thank you.

5 MS. SPENCER: Is it only a two-bedroom
6 house or a three-bedroom house?

7 MS. MOLLETTA: I'm not that sure. I
8 think the way it was structured, if it had been a
9 three bedroom but the bedroom would have been on the
10 first floor. But I created it to a kitchen space and
11 I did --

12 MS. SPENCER: The second floor has a
13 kitchen?

14 MS. MOLLETTA: No. You said it is a
15 three-bedroom.

16 MS. SPENCER: Right.

17 MS. MOLLETTA: So I think the first --
18 the second floor had two bedrooms.

19 MS. SPENCER: Normally rowhomes is only
20 bedrooms on the second floor.

21 MS. MOLLETTA: But I think that they had
22 it as a one bedroom on the first floor. However, I
23 made it into a kitchen and I did the basement. So it
24 was -- I did have a tenant in there and they lived in
25 the basement. They used the basement as like a --

1 MS. SPENCER: But they had to come in
2 through the front door or did they come in through
3 the back yard?

4 MS. MOLLETTA: You could. I have
5 pictures of the back yard. But they did cut
6 through -- they didn't have a -- they lived there but
7 they just used the basement as their suite and the
8 second bedroom was for their children.

9 MS. SPENCER: Did they park in the
10 driveway?

11 MS. MOLLETTA: Excuse me?

12 MS. SPENCER: Is that a back yard
13 driveway?

14 MS. MOLLETTA: It's not a back yard
15 driveway, no. That's just for space for outdoor.

16 MS. MASON: It's two bedrooms and one and
17 a half bathrooms?

18 MS. MOLLETTA: That's correct. I did a
19 full basement, a finished basement and I put a half
20 bathroom in the basement.

21 MS. MASON: So you're only looking to
22 have two tenants or three tenants; one in the
23 basement?

24 MS. MOLLETTA: No, no. So it's two
25 bedrooms. So a max between two to three residents.

1 MS. SPENCER: Sharing the same common
2 area; sharing the first floor?

3 MS. MOLLETTA: That's correct.

4 MS. SPENCER: So almost like a rooming
5 house?

6 MS. MASON: Yeah.

7 MR. EINGORN: The basement looks great.
8 It has been refinished and it looks like a living
9 space. Is there an egress window?

10 MS. MOLLETTA: An egress window? Yes,
11 there is.

12 MR. EINGORN: Yes?

13 MS. MOLLETTA: Yes.

14 MR. EINGORN: Is that the front or the
15 back?

16 MS. MOLLETTA: It's two. There's one in
17 the front and one in the back. I'll show you some
18 pics.

19 MR. EINGORN: And this was inspected by
20 the building inspector?

21 MS. MOLLETTA: That's correct.

22 MR. EINGORN: Okay.

23 MS. NUNEZ: So is the property owned by
24 United Latin Coalition?

25 MS. MOLLETTA: It's just in my trust.

1 That's my trust name. It's the name of my trust.

2 MS. NUNEZ: So it's going to be managed
3 by private together?

4 MS. MOLLETTA: That's correct.

5 MS. SPENCER: And what would your tenants
6 look like?

7 MS. MOLLETTA: We have adults.
8 Preferably adults; working adults. In the area
9 there's a shortage of people not being able to afford
10 rent. So there's a shortage of people needing
11 assistance with housing. And that would be my job to
12 help assist.

13 MS. SPENCER: And how would you find
14 them? Like what?

15 MS. MOLLETTA: So I'm in certain types of
16 programs. I'm part of two different investment
17 groups. And they would kind of help me facilitate
18 that type of process.

19 MR. EINGORN: So you said this originally
20 was an LLC and now you're telling me it's a trust.

21 MS. MOLLETTA: No. It's an LLC. So it
22 was started as Seiko Luxury Homes and then the Seiko
23 Luxury Homes was put into a trust into a land trust.
24 And the United Coalition is the name of the trust.

25 MR. EINGORN: And who owns Seiko Luxury

1 Homes?

2 MS. MOLLETTA: That's me.

3 MR. EINGORN: Got it.

4 MS. NUNEZ: Where's the egress window?

5 You said it's in the back?

6 MS. MOLLETTA: Yes. There's one in the
7 back room in the basement. Are you referring to the
8 basement?

9 MS. NUNEZ: Yes.

10 MS. MOLLETTA: So it's in the basement.
11 It's two. It's one in the bathroom.

12 MS. NUNEZ: Do you have a picture of
13 the --

14 MS. SPENCER: Look on the coverpage. It
15 has one over here.

16 MS. MOLLETTA: So that's one. And then
17 there's another one.

18 MS. SPENCER: It's in the picture with
19 the hot water tank.

20 MS. NUNEZ: Thank you.

21 MS. MASON: And is it just one utility
22 bill or is it separate? I guess it's just one
23 utility bill.

24 MS. MOLLETTA: Yes.

25 MS. MASON: And you pay that.

1 MS. MOLLETTA: That's correct. Yes.

2 MS. SPENCER: Did you live there after
3 you fixed it up?

4 MS. MOLLETTA: No, I never lived there.

5 MS. MASON: Last question I think. What
6 are the rents for each room?

7 MS. MOLLETTA: I didn't get that --

8 MS. MASON: What are the rents? What are
9 you charging for each room?

10 MS. MOLLETTA: I didn't get that far
11 ahead of what I'd be charging for each room.

12 MS. MASON: What are you planning to
13 charge?

14 MS. MOLLETTA: I would have to do more
15 research on what I would plan to charge for each
16 room.

17 MS. MASON: Thank you.

18 MS. MOLLETTA: It would definitely be
19 affordable but that's still a point of what I'm
20 trying to do.

21 MS. SPENCER: I think that it would
22 definitely be a nice single-family home. Close to
23 the school. Kids can go directly there. I think
24 that's K through 8.

25 MS. MASON: K through 8.

1 MS. MOLLETTA: So it's already zoned as a
2 single-family. And I have tenants that lived in
3 there; a tenant who lived in there.

4 MR. EINGORN: Does the Board have any
5 other questions for the applicant? Anything you'd
6 like to add to your application before we open to the
7 public?

8 MS. MOLLETTA: I just want to say that I
9 appreciate everyone's time. My goal is to create a
10 well-managed structured home that provides support
11 while still respecting the character of the
12 neighborhood. This will not be a high-traffic or
13 disruptive property. There will be clear
14 supervision, limited occupancy and proper oversight
15 of time.

16 I'm committed to following all the local
17 and state requirements to make sure that everything
18 is done the right way before moving forward. I take
19 this responsibility seriously. And my intention is
20 to be a good neighbor and maintain a safe respectful
21 environment for both the residents and the supporting
22 properties and community. Thank you.

23 MR. EINGORN: We'll open to the public.
24 Anybody here tonight that like to be heard on the
25 application of regarding 1112 Jackson Street? The

1 applicant is requesting to convert a single-family
2 dwelling into a rooming house with two rooms on the
3 second floor. The use is not permitted. Off-street
4 parking is required. Bulk variance is needed.
5 Hearing none and seeing none, we'll close the public
6 portion.

7 At the expense of being redundant, the
8 applicant is here tonight seeking a use variance for
9 a two-room rooming house on the second floor. The
10 use is not permitted. Off-street parking is
11 required. As discussed with the prior application,
12 rooming houses are strictly prohibited which is why
13 the use variance is being requested. The Board
14 should do a discussion of the Positive and the
15 Negative Criteria and propose a motion.

16 VICE-CHAIRMAN STILL: With respect to
17 redundancy, like you said last time, rooming houses
18 are not allowed in any district. And you can define
19 it in different ways. But it's unfortunate that we
20 don't really allow rooming houses for several
21 different reasons. And I would not be consistent if
22 I didn't say that I'm not for it.

23 MS. MASON: I thought it was a very
24 well-put-together application. You did a beautiful
25 job renovating it. Again, it does seem like it

1 serves a rooming house. I think it's a beautiful
2 home, very well renovated for a family. And, again,
3 because the City does not permit rooming homes, we
4 just want to be able to stay consistent with that as
5 well. But it is a beautiful home.

6 MS. MOLLETTA: Can I just say that I put
7 a lot of work and money into this property. So for
8 it to be Section 8 and somebody possibly ruining it,
9 it would be in my opinion better for me to supervise
10 the home as opposed to having the Section 8 and
11 somebody ruin something that I worked so hard for.

12 MS. SPENCER: I don't think it needs to
13 be -- it doesn't have to necessarily be Section 8.
14 Also in your lease agreement, you can say quarterly
15 checks.

16 VICE-CHAIRMAN STILL: I'm sorry. What
17 did you say?

18 MS. SPENCER: Quarterly checks. In your
19 lease you can state that. You can visit the home
20 monthly if you want to. It's your home. It has to
21 be in your lease agreement.

22 MS. MOSS: And I think that area could
23 use a single-family home. Like they said, there's a
24 school across the street. I mean, people are always
25 looking for someone to rent. Everybody doesn't

1 destroy everything. Give it a chance.

2 VICE-CHAIRMAN STILL: Motion to deny the
3 rooming house.

4 MS. MOSS: Second.

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

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: Ms. Moss.

15 MS. MOSS: Yes.

16 MR. EINGORN: Ms. Spencer.

17 MS. SPENCER: Yes.

18 MR. EINGORN: And Ms. Mason.

19 MS. MASON: Yes.

20 MR. EINGORN: Having seven in favor and
21 none opposed on the motion to deny, the application
22 has been denied. Thank you for coming. I'm sorry
23 about the result.

24 MR. NESBIT: Thanks for your time.

25 MR. EINGORN: Thank you.

1 The next application is Jackiea Brooks,
2 937 N. 4th Street.

3 Would you raise your right hand, please.

4 - - -

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

8 - - -

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

11 MS. BROOKS: Jackiea Brooks, 937 N. 4th
12 Street, Camden, New Jersey.

13 MR. EINGORN: Ms. Brooks is here tonight
14 seeking, and she can correct me if I'm wrong, a
15 Certificate of Nonconforming use regarding the
16 request to use the property at 937 N. 4th Street as
17 a unisex salon with training classes. Is that
18 accurate?

19 MS. BROOKS: Yes.

20 MR. EINGORN: Great.

21 MS. BROOKS: When you say training
22 classes, it's not necessarily -- like we're not
23 teaching. We're putting four students -- we're
24 helping like assisting four students to go to
25 cosmetology and offer them a placement of employment.

1 MR. EINGORN: I'm just reading what's on
2 the denial letter.

3 MS. BROOKS: Yeah, yeah. I just wanted
4 to specify.

5 MR. EINGORN: Okay, That's great. So
6 tell us a little more about that?

7 MS. BROOKS: So the building which is
8 937 N. 4th Street was previously a barbershop. So we
9 just want to open up to the local community to offer
10 a cheaper price of haircuts from five to ten dollars
11 for the local school and the community. And it's
12 going to be barbershop and a hair salon.

13 MR. EINGORN: You said you will be
14 interning people, training them? How would you
15 describe it?

16 MS. BROOKS: Yes. So the business which
17 is J&M Beauty Bar is a part of the UEZ which is in
18 Camden. They've agreed to help which what we'll do
19 is, we'll get funded, if approved, to allow four
20 students to be able to complete cosmetology. And the
21 only thing that we ask of them is to work with us for
22 a year. That's to give them basically like, you
23 know, get their skills up to par; allow them to
24 understand what it is working in a barbershop/salon.
25 If they want to maybe eventually give them a

1 potential to own their own salon and management
2 skills and things like that. And just to give them a
3 place call home at first for the first year.

4 And there's no barbershop in North Camden
5 so it's really needed, especially for the local
6 community and for the schools. Because haircuts and
7 shape-ups, they go from at least like \$50 and up. So
8 to offer for somebody with a single-family with kids,
9 to offer them five or ten dollars for haircut per
10 child, is very reasonable. And it was something we
11 came up with just to be another advocate and a part
12 of the community to help out as well.

13 MR. EINGORN: I'm showing you the packet
14 of pictures that was with the application that I
15 have. Is this property here on the corner?

16 MS. BROOKS: Yes.

17 MR. EINGORN Great.

18 MS. BROOKS: There is an apartment
19 upstairs but we also have the apartment upstairs as
20 well.

21 MR. EINGORN: I'm not there yet.

22 MS. BROOKS: Okay.

23 MR. EINGORN: Turning to page 3 for the
24 record, is this how the interior looks now?

25 MS. BROOKS: Yes.

1 MR. EINGORN: Is this how the interior
2 was set up when you purchased the property.

3 MS. BROOKS: I can't really see that
4 far. I'm sorry.

5 MR. EINGORN: That's okay. It's a really
6 dark picture.

7 MS. BROOKS: So, yes, that is how it was
8 set up.

9 MR. EINGORN: And the chairs and stuff,
10 did you buy those or were they preexisting?

11 MS. BROOKS: They were also there
12 already.

13 MR. EINGORN: On the next page, I'm
14 showing you a photograph of the bathroom. Is this
15 how it looks?

16 MS. BROOKS: Yes, that was already there.

17 MR. EINGORN: And that's how it looks
18 now?

19 MS. BROOKS: Yes.

20 MR. EINGORN: Okay. I'm showing you this
21 photograph. Is this a photograph of the front door
22 from the inside?

23 MS. BROOKS: Yes, that's from the inside.

24 MR. EINGORN: And how it looks there, is
25 that how you purchased it?

1 MS. BROOKS: That's exactly how it
2 looks.

3 MR. EINGORN: To me it looks like a
4 barbershop; is that how you would describe it?

5 MS. BROOKS: Yes. So that's what it was
6 prior.

7 MR. EINGORN: Do you know how long it was
8 a barbershop?

9 MS. BROOKS: To be honest, I don't know
10 exactly how long, but from what I was told, it was
11 there for a really long time. I do have people here
12 with me that are from the community and that have a
13 better understanding of how long that could tell you
14 as well.

15 MR. EINGORN: Okay. Before we do that,
16 just tell me about the upstairs apartment.

17 MS. BROOKS: The upstairs apartment right
18 now, we haven't moved anything in but it's a
19 2-bedroom apartment. It's renovated. They did
20 everything new upstairs. So we're just waiting for
21 the zoning, if granted, to be able to move forward.

22 MS. MASON: To move forward with
23 residential or with the commercial?

24 MS. BROOKS: With the commercial.

25 CHAIRMAN HANCE: So you're the owner?

1 MS. BROOKS: Yes.

2 CHAIRMAN HANCE: And do you do hair
3 styling?

4 MS. MASON: You're the owner?

5 MS. BROOKS: Of what?

6 MS. MASON: Of the business; not of the
7 building, right?

8 MS. BROOKS: Is that what you're asking
9 me?

10 MS. MASON: Yes.

11 MS. BROOKS: Yes.

12 MS. SPENCER: The property owner.

13 MS. BROOKS: The property owner is Jack.

14 MS. SPENCER: Is the property owner
15 suppose to be here or? No?

16 MR. EINGORN: Wait.

17 MS. SPENCER: She's the business owner,
18 not the property owner.

19 MR. EINGORN: Do you have consent of the
20 property owner to make the application?

21 MS. BROOKS: Yes. That's how we started
22 the process. And they also wrote a letter through
23 zoning as well with the paperwork that I handed in.

24 MR. EINGORN: Okay.

25 MS. MUHAMMAD: So this application was

1 only for the first floor.

2 MS. BROOKS: For the barbershop, yes.
3 Because you don't need technically an application for
4 the apartment.

5 MS. MUHAMMAD: You do. You have to
6 include it. It would have --

7 MS. BROOKS: You need -- I'm confused.

8 MS. MUHAMMAD: Don't be confused. It
9 would have been an additional application fee. You
10 would have had to provide floor plans to put a
11 second floor.

12 MS. BROOKS: So when I asked, they told
13 me, and I'm going to go back again, that because I
14 have the second former residency, that that didn't
15 matter.

16 MS. MUHAMMAD: So this application is for
17 the hair salon only?

18 MS. BROOKS: So that's what we're trying
19 to get commercial in is that --

20 MS. MUHAMMAD: So I'm just making that
21 clear so the record --

22 MS. BROOKS: Yes.

23 MS. MUHAMMAD: Because we're discussing
24 residential.

25 MS. BROOKS: Oh, yeah. No, no, I just

1 wanted to be clear because they always ask because
2 technically it was a residential. So if there was a
3 an issue the upstairs was -- that there's not
4 somebody upstairs. That's why I was specifying
5 because the address was on the actual zoning to
6 notify the 200 residents or however it's stated.

7 MR. EINGORN: The 200-foot list.

8 MS. BROOKS: Right. But that was me to
9 be notified.

10 MR. EINGORN: So a tenant does have the
11 ability to come forward and make an application to
12 the Board as long as they have consent of the owner
13 which she's testifying under oath that she does.

14 MS. BROOKS: Yeah. That's why -- like I
15 said, this process has been going on since January so
16 we came up here several times and that's how we were
17 able to move forward.

18 MR. EINGORN: Right. This is just for
19 the first floor. She's not asking to use the second
20 floor as a barbershop --

21 MS. BROOKS: No.

22 MR. EINGORN: -- just the first floor.

23 So the applicant is here tonight seeking
24 a Cert of Nonconforming Use to use the first floor as
25 a barbershop and hair salon. Does the Board have any

1 questions about that?

2 MS. MASON: I'm just a little confused
3 because in the application it says, to overturn
4 decision, unisex salon with training classes.

5 MS. BROOKS: Yes. That's why I
6 specified. I don't know where the training classes
7 came from.

8 MS. MASON: Did you write this out, this
9 application?

10 MS. BROOKS: So I did. But what I'm
11 saying is, when we said the training, that's to give
12 people a course of employment for once they graduate
13 from cosmetology. So you know how when you graduate,
14 so I'll give you an example of myself.

15 I graduated from nursing school 15 years
16 ago. My first year of being a nurse, it's hard to
17 find a job placement the first year because they want
18 you to have experience. They want you to have the
19 whole nine. So my idea was, so people don't have to
20 go through that process. We'll allow you to get your
21 training skills here. You do what you need to do.

22 And then after that year, if you want to
23 stay, you're more than welcome. If you don't want to
24 stay, you can go and move on. You can open your own
25 business. You can very much work for somebody else.

1 Or you can work from home if you want to. But the
2 whole point is, is to give you the opportunity to be
3 able to work at an actual establishment and feel
4 comfortable and call the place a home.

5 MS. MOSS: So they will be certified?

6 MS. BROOKS: Absolutely. We're going to
7 help them. So the whole goal is, we're going to do
8 four applicants. And they have to finish completely
9 so they'll be already sitting for their boards,
10 they'll complete the program. Once they get their
11 license, they'll be able to work in the shop. That's
12 the criteria to even qualify.

13 MS. MASON: How do you recruit those
14 students?

15 MS. BROOKS: So I'll be working with
16 Empire Beauty School. That's who I'm working with.
17 They'll give me candidates who they feel as though
18 will qualify. My goal is to actually go to people
19 who can't really afford school or don't have the
20 opportunity or something like that.

21 MS. MASON: Going to school to get the
22 license.

23 MS. BROOKS: Yeah. I'm sorry. Say your
24 question again.

25 MS. MASON: When you go to Empire, you're

1 going to be able to get the cosmetology license?

2 MS. BROOKS: Yeah. You have to -- so
3 Empire Beauty School is a cosmetology school. I'm
4 also attempting to work with Shore. I haven't got
5 far yet. But what you do is, you fill out an
6 application. If accepted, you have to pay and then
7 you get to go through the eight months. Once you
8 complete the eight months, you do a written exam.
9 Once you complete and pass the written, then you're
10 able to sit for a state board. And once passed, then
11 they can get --

12 MS. SPENCER: So this is like an
13 internship pretty much?

14 MS. BROOKS: Basically. If you look at
15 like that --

16 MR. EINGORN: Like an apprenticeship?

17 MS. MERRICKS: Do any of you guys have a
18 teacher's license, a teacher's certification.

19 MS. BROOKS: So I'm working with it. So
20 I don't need it because the school -- that's why I
21 referenced with the school.

22 MS. MERRICKS: I just wanted to know.

23 MS. BROOKS. So it kind of helps them in
24 a sense too because it's kind of like they're like,
25 you know, hey listen, if you're looking for a place

1 of employment, do we have this location. And I was
2 hoping to get other locations in Camden kind of like
3 established with the same situation but I haven't
4 gotten that far yet.

5 MS. MERRICKS: You could open that up and
6 you can have -- you can get it on your own --

7 MS. BROOKS: For sure.

8 MS. MERRICKS: And if you want to really
9 cut the cost where they don't have to go to Empire to
10 pay all that money back in student loans.

11 MS. BROOKS: That would be nice.

12 MS. MERRICKS: Or either could do a
13 monthly fee or look for a certified grant.

14 MS. BROOKS: Thank you. I actually like
15 that. Thank you for the heads-up because I actually
16 like that. I will look into that.

17 CHAIRMAN HANCE: So you're trying to
18 basically give them experience of working in a salon?

19 MS. BROOKS: Yes.

20 MS. MASON: And they'll also have clients
21 too.

22 MS. BROOKS: Right. So we do have
23 clients --

24 MR. EINGORN: So --

25 MS. BROOKS: I'm sorry. One second. We

1 do have clients already but it's just to give them
2 that experience. Because if you've never done it,
3 you don't really know without feeling like -- you
4 should know this already -- you should already be
5 accustomed to this because, well, you have your
6 license. That's kind of what I got when I first
7 became a nurse. So it's kind of like me just, you
8 know, being an advocate for other people to be like,
9 it's okay.

10 Like the first year you have to figure it
11 out. And then after that now you can be held at a
12 higher standard of what it looks like.

13 MS. SPENCER: Are you going to have like
14 people like advanced barbers and hair stylists in
15 there as well?

16 MS. BROOKS: Absolutely, yes. Cause I
17 mean, not to seem rude, but not everybody wants
18 somebody who is not really experienced doing their
19 hair. Just as well as some people don't want
20 students taking care of them. So it's okay until
21 they feel comfortable. Have you ever seen the movie
22 Barbershop? When the one guy never had nobody in his
23 chair until he did finally cut somebody and now
24 everybody wanted to go in his chair? That's kind of
25 like the same situation.

1 MR. EINGORN: So really it's not training
2 classes. It's people cutting hair with the oversight
3 of somebody who is experienced --

4 MS. BROOKS: Yes.

5 MR. EINGORN: -- and has a training
6 license or a teaching license to do it?

7 MS. BROOKS: Yes.

8 MR. EINGORN: Got it.

9 MS. MASON: You'll be using -- obviously
10 the services is going to like include like different
11 chemicals?

12 MS. BROOKS: Yes.

13 MS. MASON: How are you going to dispose
14 of your waste?

15 MS. BROOKS: So we are working on --
16 because you guys don't have technically -- I'm
17 looking into different commercial buildings up here
18 too -- you guys don't technically have the waste --
19 what's the -- I don't know the proper for it but the
20 larger green bins. What's that?

21 MR. EINGORN: Dumpster.

22 MS. BROOKS: Yeah. You guys don't have
23 them back in commercial buildings. But I'm working
24 on trying to get one back there so where we can try
25 to get somebody to actually take it. But until then,

1 the City does provide trash cans with the lids. And
2 whatever chemicals need to be disposed properly,
3 we'll go through the measures to make sure that
4 they're disposed the proper way that they're suppose
5 to. As far as you mean like perms and things like
6 that?

7 MS. MASON: Yes. Because you're saying
8 that it'll be in the back.

9 MS. BROOKS: Yeah.

10 MS. MASON: So it's on the corner and
11 then you have the back that --

12 MS. BROOKS: It's gated.

13 MS. MASON: -- that looks like it's
14 fenced for the residential piece.

15 MS. BROOKS: So the residential, it's
16 like on the side of the building, there's like a
17 cohort where you can put those bins. And then in the
18 actually back of the salon, there's another fenced-in
19 spot with like a -- you guys call it a cellar but
20 it's like a basement like for storage and it's closed
21 off. So it's not even seen by the public. It's
22 blocked by a fence.

23 MS. MASON: What about parking because it
24 is mainly residential there and that area already is
25 congested.

1 MS. BROOKS: I'm glad you asked that. So
2 parking, we have on the side where there's no housing
3 which is on the main street. Nobody really parks
4 there. We have that. And there's a new duplex in
5 the back that the owner of the -- she runs the lot.
6 She said, if needed, we could. But we're going to go
7 by appointments only. So it wouldn't be a
8 condensed. It's not like walk-in.

9 So the parking isn't an issue. We only
10 have one handicap. That's for the lady that's next
11 door. We've already discussed, nobody is to park in
12 her lot so we're going to put two cones there to
13 where she doesn't have an issue. Cause she gets like
14 the community van that comes to assist her and she's
15 okay with that.

16 MS. MASON: Speaking of which, is it ADA
17 accessible like if somebody was in a wheelchair?

18 MS. BROOKS: So right now, no. But all
19 we need to do is, we can create a ramp where we could
20 pick and pull back down, if needed. Do you know what
21 I'm talking about? Like the one that you can fold?
22 So how the steps goes, it's one this way, one this
23 way and one this way. They're both three steps, but
24 we could put the ramp on that side but I'd have to
25 take it up as soon as they come in and go out which

1 makes it very easy.

2 MS. MOSS: And you also have to think
3 about the bathroom situation. They may also have to
4 be handicap accessible.

5 MS. BROOKS: Oh, the bathroom is. It has
6 handicap sign. The bathroom is really accessible.
7 It's a nice size. And it actually has a handicap
8 sign on it already.

9 MR. EINGORN: So the burden of proof here
10 on the applicant is to demonstrate that this is a
11 preexisting use that doesn't conform with what the
12 zoning ordinance says. The applicant has shown the
13 photographs that it's a preexisting barbershop that
14 she intends to continue the use of. You said you
15 have other people here. Do you want to present their
16 testimony?

17 MS. BROOKS: Absolutely.

18 MR. EINGORN: Briefly?

19 MS. BROOKS: Sure.

20 MR. EINGORN: Okay. Who do you have?

21 MS. BROOKS: Please come up. They were
22 nice enough to sit through the whole thing.

23 MR. EINGORN: Yes, they were. Good
24 people.

25 MR. EINGORN: Would you raise your right

1 hands, please.

2 - - -

3 RAUL RAUQUE; CESAR MERCARDO, having first
4 been duly sworn/affirmed, was examined and testified
5 as follows:

6 - - -

7 MR. EINGORN: Please state your names and
8 addresses, please.

9 MR. RAUGUE: My name is Raul Rauque,
10 918 N. 4th Street, Camden, New Jersey 08102.

11 MR. MERCARDO: My name is Cesar Mercardo
12 1104 Bailey Street, Camden, New Jersey.

13 MR. EINGORN: So when is the last time
14 you got your hair cut at the barbershop here?

15 MR. RAUGUE: Excuse me?

16 MR. EINGORN: So the applicant is here
17 tonight telling us that this was previously a
18 barbershop. Can you tell us about that?

19 MR. MERCARDO: Yes. A long time.

20 MR. EINGORN: How far back, do you
21 think?

22 MR. MERCARDO: One block from my house.

23 MR. EINGORN: That's great. How long was
24 it a barbershop?

25 MR. MERCARDO: How long the barbershop was

1 there?

2 MR. EINGORN: Yes. About.

3 MR. MERCARDO: Its been closed for maybe
4 ten years. It was open like for five years.

5 MR. EINGORN: So 15-ish years it was a
6 barbershop?

7 MR. RAUQUE: Yes.

8 MR. MERCARDO: Yes.

9 MR. EINGORN: Is there anything else you
10 want to tell us?

11 MR. MERCARDO: No.

12 MR. EINGORN: All good?

13 MR. MERCARDO: Yes.

14 MR. EINGORN: Thank you. I appreciate
15 you guys. Thanks for waiting. So we have testimony
16 that it has been a barbershop for at least 15 years.
17 Any other questions?

18 CHAIRMAN HANCE: What time are you going
19 to be opening and closing?

20 MS. BROOKS: So to be completely honest
21 with you, I haven't ironed out the kinks yet because
22 I was too busy trying to get this part. But I only
23 one weekday. This is my plan. I don't know your
24 work schedule. But for a lot of people that work 9
25 to 5 and they don't have anywhere to go to their done

1 late. So one night I did want to designate to open
2 at five and close around nine. But the other days,
3 like we'll open probably 12-ish and close around like
4 five to six.

5 CHAIRMAN HANCE: Is that Monday through
6 Sunday?

7 MS. BROOKS: Absolutely not. So Sundays
8 is closed. We will not work on Sunday. I believe
9 Monday as well. Maybe Tuesday through Saturday. And
10 I'm thinking maybe think Thursday would be the
11 reverse day. Just to see what day works better. So
12 you're talking four days maybe?

13 MS. BROOKS: Yes. Definitely Monday and
14 Sunday closed. Yes.

15 MR. EINGORN: Any other questions?

16 CHAIRMAN HANCE: No.

17 MR. EINGORN: Open to the public?

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Anybody here tonight from
20 the public that would like to be heard on the
21 application of 937 N. 4th Street requesting a
22 Certificate of Nonconforming Use for a unisex salon?
23 Hearing none, seeing none, we'll close the public
24 portion.

25 The applicant is here tonight seeking a

1 Certificate of Nonconforming Use for a barbershop or
2 unisex salon at the property at 937 N. 4th Street.
3 The applicant has shown pictures of photographs
4 to present the testimony to demonstrate that this
5 property was previously used as a barbershop on the
6 first floor. The Board should do a discussion and
7 make a motion.

8 CHAIRMAN HANCE: I think it's something
9 positive.

10 MS. MERRICKS: I think it's a good
11 opportunity. You're in my area, North Camden. I
12 would be excited to see that they're giving our
13 children an opportunities. Hopefully, you'll give
14 some in North Camden some opportunity.

15 MS. BROOKS: Thank you.

16 MS. MERRICKS: I think it's a good thing
17 that we're trying to build up like they're building
18 up all over Camden. We're trying to build up North
19 Camden and this will be really nice.

20 MS. BROOKS: Absolutely. Thank you. I
21 appreciate that. Hopefully we can service you one
22 day.

23 MS. MERRICKS: Yes. I would loved to be
24 serviced.

25 CHAIRMAN HANCE: I used to get my hair

1 cut at Mary's a long time in North Camden.

2 MS. BROOKS: Okay.

3 CHAIRMAN HANCE: And then she closed
4 down so I never went back. I guess it's good to have
5 another one in there that's helping the youth and the
6 young get back on track so see how it is to be an
7 owner of a salon or a barbershop. And the neighbors
8 showed up. That's a plus. At least she went out and
9 talked to the neighbors. Most people that come
10 before us, they do not. So I think it's a positive
11 thing for North Camden.

12 MS. BROOKS: Thank you.

13 VICE-CHAIRMAN STILL: I want to echo what
14 the everyone is saying. This is a great opportunity
15 not just for the applicant but the community. I
16 think the biggest thing is what Kyle said, she's
17 using it for something that was already there.
18 Right? And it was something that was there for like
19 15 years and she's just continuing the use of that. I
20 don't really see that to be an issue.

21 MS. BROOKS: Thank you.

22 MS. MOSS: I think it's a great idea. I
23 just want you to caution yourself with the training
24 word. Just mentoring or intern or something.

25 MS. BROOKS: Thank you for that. I

1 appreciate it. Doing this, this is my first time in
2 the process of this. I will tell you that I am
3 overwhelmed. Thank you for that piece.

4 MR. EINGORN: Do we have motion?

5 CHAIRMAN HANCE: Motion to pass.

6 VICE-CHAIRMAN STILL: Second.

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

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: 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: Seven in favor and none
23 opposed, the motion passes. Thank you very much.
24 Have a good night.

25 MS. BROOKS: You too. Thank you.

1 MR. EINGORN: The last matter is Jose
2 Nunez, 3718 Westfield Avenue proposes a triplex.

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

5 - - -

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

9 - - -

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

12 MR. NUNEZ: Jose Nunez, 5053 Garfield
13 Avenue, Pennsauken, New Jersey 08109.

14 MR. EINGORN: Mr. Nunez is here tonight
15 requesting a use variance and a change of use site
16 plan which I'm assuming is a site plan waiver
17 request --

18 MR. NUNEZ: Yes. That's correct.

19 MR. EINGORN: -- for a triplex?

20 MR. NUNEZ: Yes.

21 MR. EINGORN: Tell us a little bit about
22 your request.

23 MR. NUNEZ: Well, I'm requesting a site
24 plan waiver because I'm not doing an extension or
25 addition or expansion to the building. The only

1 thing I'm doing is, I will be changing the former
2 storefront store into an apartment. The property is
3 about like over 2,600 square foot and it has a
4 driveway of about 70 feet which leads me to the rear
5 of the building where I can park between five to six
6 cars.

7 And if approved, I don't anticipate any
8 traffic issue. It has adequate parking on-site. The
9 project will not impact the surrounding
10 infrastructure of the neighborhood. And I believe
11 this project will provide additional affordable
12 housing for the City of Camden.

13 MR. EINGORN: So, you want two units on
14 the first floor and one unit on the second floor?

15 MR. NUNEZ: Correct.

16 MR. EINGORN: Was this previously a
17 commercial in the front?

18 MR. NUNEZ: Yes.

19 MR. EINGORN: Got it. And you want to
20 convert the commercial in the front to residential?

21 MR. NUNEZ: Correct.

22 MR. EINGORN: Got it. You're not going
23 to add anything to the driveway, right? It is what
24 it is and you're going to keep it that way?

25 MR. NUNEZ: Well, at the rear of the

1 property, I'm going to fix that and I'm going to
2 cement.

3 MR. EINGORN: So you're going to add more
4 cement?

5 MR. NUNEZ: Yes, to the rear. Not to the
6 driveway. I'm sorry. To the rear of the property.
7 That way I could create the parking.

8 MR. EINGORN: Right. I understand.

9 The issue is drainage, right? If you
10 cement the rear of the property and it runs off on to
11 the neighbor's yard, then you have an issue, right?
12 You're adding what's called impervious surface.

13 MR. NUNEZ: Yes.

14 MR. EINGORN: Would you be open to using
15 a different material that's impervious?

16 MR. NUNEZ: Like gravel or something?

17 MR. EINGORN: Gravel or something?

18 MR. NUNEZ: Yes, I can do that, yes.

19 MR. EINGORN: That would be preferable
20 then you don't have to worry about, are you
21 disturbing the neighbors or creating a hazardous
22 condition. And so let's see, two bedroom upstairs
23 and then one bedroom and two bedrooms downstairs; is
24 that what we're looking at?

25 MR. NUNEZ: That's correct.

1 MR. EINGORN: Everything has a separate
2 entrance?

3 MR. NUNEZ: Yes.

4 MR. EINGORN: Is there a basement?

5 MR. NUNEZ: Yes.

6 MR. EINGORN: What's in the basement,
7 anything?

8 MR. NUNEZ: It's completely empty.

9 MR. EINGORN: And you'll keep it that
10 way?

11 MR. NUNEZ: Yes.

12 MR. EINGORN: Does the Board have
13 questions about this application?

14 VICE-CHAIRMAN STILL: I don't see any
15 pictures of hot water heaters or electrical boxes.

16 MR. NUNEZ: Do I have any pictures?

17 VICE-CHAIRMAN STILL: Yes. I don't see
18 any pictures.

19 MR. NUNEZ: No, I don't have any
20 pictures.

21 MR. EINBORN: The top left, this
22 photograph here, you can see it faintly has
23 electrical meters. Is it three meters?

24 MR. NUNEZ: Yes.

25 CHAIRMAN HANCE: So the question is, did

1 you start doing it yet or no?

2 MR. NUNEZ: It was a vacant house so
3 I fixed the roof, one part of it.

4 CHAIRMAN HANCE: As of now there's one
5 meter in the wall; is that what you're telling me?

6 MR. NUNEZ: There's three meters, but
7 only one of them is working.

8 CHAIRMAN HANCE: I see one here. Where
9 are the other ones located?

10 MS. SPENCER: There's no box.

11 MR. NUNEZ: They are next to each other.

12 MS. SPENCER: It's three but there no
13 boxes on them.

14 MR. EINGORN: It's three meters. It's s
15 just really small. That's all.

16 CHAIRMAN HANCE: I'm actually familiar
17 with the area. My mechanic is right down the street.
18 The church has a private school in there. It's
19 really more like a business area around that way.

20 MR. NUNEZ: That's correct.

21 CHAIRMAN HANCE: A lot of restaurants,
22 bakery.

23 MR. EINGORN: What's going on next to the
24 property here?

25 MR. NUNEZ: Next to the property --

1 MR. EINGORN: What is this?

2 MR. NUNEZ: That does not belong to my
3 property. It belongs to the neighbor. I've spoken
4 to them. They're actually in the process as well
5 of --

6 CHAIRMAN HANCE: Some kind of board up
7 there?

8 MR. NUNEZ: That's just a board.

9 MR. EINGORN: Okay. So they're doing
10 some construction?

11 MR. NUNEZ: They're doing some type of
12 renovation there.

13 MR. EINGORN: Got it. Thanks.

14 Any other questions? There's nobody
15 here. But for the sake of the record, is there
16 anybody here tonight that like to be heard on the
17 application regarding 3718 Westfield Avenue request
18 for use variance and site plan waiver? No one is
19 here so we'll close the public portion.

20 The applicant is here tonight seeking a
21 use variance and a site plan waiver with a condition
22 of approval, if approved, to use an impervious
23 surface for the parking lot. The Board should do a
24 discussion of the Positive and Negative Criteria and
25 make a motion.

1 CHAIRMAN HANCE: I think it's positive.
2 Like I said, I hate empty buildings in Camden.
3 I've been down that way. It's pretty well
4 commercial. Quiet. There's usually parking out
5 there. So I think it's needed in Camden. People
6 aren't really buying houses anymore with the economy
7 going up. I think it's a great idea.

8 VICE-CHAIRMAN STILL: Not only providing
9 housing but not really having to change too much of
10 the footprint for what he's trying to do. I don't
11 see it as a bad thing. But parking is definitely an
12 issue when providing more housing. I know I'm in
13 agreement that that block also does have on-street
14 parking.

15 MS. NUNEZ: I make a motion to approve.

16 MR. EINGORN: We have a motion to
17 approve. Do we have a second?

18 CHAIRMAN HANCE: Motion to approve with
19 conditions.

20 MS. NUNEZ: To use gravel.

21 MR. EINGORN: Yes, Do we have a second
22 on the motion with the condition?

23 VICE-CHAIRMAN STILL: Second.

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

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Moss.

9 MS. MOSS: Yes.

10 MR. EINGORN: Ms. Spencer.

11 MS. SPENCER: Yes.

12 MR. EINGORN: And Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: Seven in favor and none
15 opposed, the motion passes. Have a good night.

16 MR. NUNEZ: Thank you.

17 MR. EINGORN: We have some Resolutions.

18 We have March 2nd. We have a Resolution denying the
19 application of Jermaine Hatcher. That was the
20 rooming house that Ms. James represented. Everybody
21 can vote on that Resolution. So let's work on that
22 one first. Do we have a motion to adopt the Jermaine
23 Hatcher Resolution?

24 CHAIRMAN HANCE: I make a motion to
25 adopt.

1 MR. EINGRON: Do we have a second?

2 MS. NUNEZ: Second.

3 MR. EINGORN: We'll take a roll-call
4 vote. Chairman Hance.

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Vice-Chairman Still.

7 VICE-CHAIRMAN STILL: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Nunez.

11 MS. NUNEZ: Yes.

12 MR. EINGORN: Ms. Moss.

13 MS. MOSS: Yes.

14 MR. EINGORN: Ms. Spencer.

15 MS. SPENCER: Yes.

16 MR. EINGORN: And Ms. Mason.

17 MS. MASON: Yes.

18 MR. EINGORN: Very good. That's so
19 moved and adopted.

20 From the March 18th meeting we have
21 the Resolution for Dunamis Life Church. That was the
22 two sheds for the food storage. And then we had a
23 bulk variance for RAE Enterprises. They had a
24 duplex. Chairman Hance, Vice-Chairman Still,
25 Ms. Spencer and Ms. Mason are available to adopt

1 those Resolutions. Do we have a motion to adopt?

2 VICE-CHAIRMAN STILL: Motion.

3 MR. NUNEZ: Second.

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

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Spencer.

10 MS. SPENCER: Yes.

11 MR. EINGORN: And Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Five in favor and none
14 opposed, the motion passes. Like I said, I don't
15 have the April Resolutions. I hope to have them done
16 sooner rather than later so we can have them for next
17 month. That said, we need a motion to adjourn.

18 VICE-CHAIRMAN STILL: Motion.

19 MS. MASON: Second.

20 MR. EINGORN: All in favor?

21 THE BOARD: Ayes.

22 MR. EINGORN: So moved. Have a good
23 night.

24 - - -

25 *(Meeting concluded at 8:28 p.m.)**

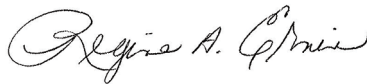
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