

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
June 1, 2026

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, June 1, 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 5:30 p.m.

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

DARNELL HANCE, CHAIRMAN
GUY STILL, VICE-CHAIRMAN
KAREN MERRICKS
URSULA MOSS
TAMEEKA MASON

- - - -

EVITA MUHAMMAD, ZONING BOARD SECRETARY
KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
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1 VICE-CHAIRMAN STILL: Zoning Board of
2 Adjustment regular scheduled meeting of June 1,
3 2026.

4 Reading of the Sunshine Law: In
5 conformance with the Sunshine Law of New Jersey,
6 notice of the meeting was posted in the Municipal
7 Clerk's office on Thursday May 28, 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 is presently
13 absent, though we do expect her. Ms. Nunez is
14 absent. Ms. Rivera is absent. Ms. Moss.

15 MS. MOSS: Here.

16 MR. EINGORN: Ms. Spencer is absent. And
17 Ms. Mason.

18 MS. MASON: Here.

19 MR. EINGORN: Very good.

20 Good evening everyone. Welcome to the
21 Zoning Board of Adjustment. A few reminders, we all
22 have cell phones now. Just turn them to silent.
23 They're very disruptive to the people who are
24 speaking and everybody wants their turn to be
25 uninterrupted. And when they go off, we all hear

1 them as this room has wonderful acoustics for that.

2 If you have to talk to your neighbor,
3 your attorney, to your partner, do whoever, just take
4 it in the hallway. Because as with cell phones, we
5 can hear the conversations too and it's very
6 distracting. Let's start with the Approval of the
7 Minutes for May 2026. Do we have a motion to
8 approve?

9 MS. MASON: Motion.

10 MR. EINGORN: Great. Second?

11 CHAIRMAN HANCE: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Great. I'm going to read
22 the list. If your application is here, just raise
23 your hand and say, here; loud enough so we can hear
24 you and I'll mark you down and then we'll get moving.

25 So first matter of New Business, Naila,

1 Gul, Sarfraz Ahmed & Imran Kahn.

2 MS. GUL: Here.

3 MR. AHMED: Here.

4 MR. KAHN: Here.

5 MR. EINGORN: Zan Properties, LLC.

6 MS. JAMES: Here.

7 Roger D. Madrigal, 733 N. 25th Street.

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

9 MR. EINGORN: Mr. Izzo, good evening.
10 Cloud 9 Luxe Waterfront Sky Lounge.

11 That's going to be adjourned. Is anybody here for
12 that tonight? Good evening everyone. The reports
13 that were received by Remington & Vernick were not by
14 an engineer. So Remington & Vernick has requested
15 that this be moved to July so that we can get some
16 real numbers.

17 So for the record, this is notice of the
18 adjournment for Cloud 9 Luxe Waterfront Sky Lounge,
19 10 Delaware Avenue. That matter will be heard on the
20 July 6th meeting. So I apologize if you dragged
21 yourself out here for that so at least now you know
22 it will be in July. And you're free to stay or leave
23 or whatever is best for you.

24 The next matter, Dock Brown, 1128 Carl
25 Miller Blvd.

1 MR. BERR: Here.

2 MR. EINGORN: Very good.

3 Quincy Avenue Investments, LLC, 1260
4 Mechanic Street.

5 MR. PLATT: Here.

6 MR. EINGORN: Good evening.

7 RJJ Brothers, Inc., 938 N. 3rd Avenue.

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

9 MR. EINGORN: Very good.

10 Vision Capital Investments, LLC, 715
11 Walnut Street. This matter is also going to be
12 adjourned. Is anybody here tonight for that?
13 Good evening. That matter is not ready to proceed.
14 The expert was in Texas. So we're going to grant the
15 adjournment request of counsel. That will be heard
16 July 6th.

17 So, again, this is notice of the
18 adjournment of Vision Capital Investments, LLC which
19 is being heard July the 6th. You can stay or go.
20 It's up to you. We're not keeping you but you're
21 welcome to stay.

22 Eddie Vazquez Morales, 1138 Lakeshore
23 Drive.

24 MR. VAZQUEZ: Here.

25 MR. EINGORN: Good evening.

1 Jonathan Gabay, 640-642 Pine Street.

2 MR. GABAY: Present.

3 MR. EINGORN: Raye-Ann Quarcoopome, 643
4 State Street.

5 MS. QUARCOOPOME: Here.

6 MR. EINGORN: Good evening.

7 So as you can see right now, we have four
8 Board members. We'll take things that don't require
9 a use variance because use variances require five
10 affirmative votes. Without five people, we can't get
11 you five votes.

12 So the first matter does not require five
13 affirmative votes, so we'll take that, Naila Gul,
14 Sarfraz Ahmed and Imran Kahn. Come on up.

15 Good evening. Are you going to
16 translate?

17 MS. ROBERTS: Yes.

18 MR. EINGORN: Does everybody need to be
19 translated for? We have one person who can nail this
20 down for us?

21 MS. ROBERTS: I think her husband can
22 translate.

23 MR. EINGORN: Is he one of the
24 applicants?

25 MS. ROBERTS: No, he's not.

1 MR. EINGORN: Here's what we're going to
2 do. So I'm going to swear you in as the
3 translator. Then we're going to swear them in as
4 witnesses. Please raise your right hand.

5 SANSURHEA ROBERTS, do you swear/affirm
6 the translation you'll provide tonight, will be true
7 and accurate to the best of your knowledge and
8 ability?

9 MS. ROBERTS: Yes.

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

12 MS. ROBERTS: Sansurhea Roberts.

13 MR. EINGORN: What language will you be
14 translating tonight?

15 MS. ROBERTS: English. Just breaking it
16 down for them so they can understand what you're
17 saying.

18 MR. EINGORN: I got the English part.
19 English to what?

20 MS. ROBERTS: To English. When you speak
21 fast, they don't really understand what you're saying
22 so I'll break it down to something simple. That's
23 all.

24 MR. EINGORN: All right. I got it. If
25 you all could all raise your right hand.

1 MS. GUL: Yes.

2 MR. EINGORN: You took the photographs?

3 MS. GUL: Yes.

4 MR. EINGORN: Very good. And is this the
5 present condition of the property?

6 MS. GUL: Yes.

7 MR. EINGORN: It's currently vacant?

8 MS. GUL: Yes.

9 MR. EINGORN: And you want to remodel it;
10 is that correct?

11 MS. GUL: Correct

12 MR. EINGORN: And it's going to stay a
13 single-family home, yes?

14 MS. GUL: Yes.

15 MR. EINGORN: And are there other
16 houses -- oh, let's go back. Does it share a wall on
17 both sides?

18 MS. GUL: Yes.

19 MR. EINGORN: And the houses on the other
20 side, are they also single-family?

21 MS. ROBERTS: Yes.

22 MS. GUL: Yes.

23 MR. EINGORN: What's across the street?

24 MS. ROBERTS: Some kind of industrial
25 company. I'm not sure what they do over there.

1 MR. EINGORN: Okay. How about the rest
2 of this side of the block that the house is on; are
3 they also houses?

4 MS. GUL: Yes, they are all these houses.

5 MR. EINGORN: And how old do you think
6 this house is?

7 MS. GUL: I don't know how old it is.
8 It's older.

9 MR. EINGORN: Pretty old?

10 MS. ROBERTS: Yeah, it's very old.

11 MR. EINGORN: And you think it has always
12 been a single-house?

13 MS. GUL: Yes.

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

16 CHAIRMAN HANCE: You also have two big
17 warehouses on the end of the block; am I correct?

18 MS. ROBERTS: Yes.

19 CHAIRMAN HANCE: How long have you guys
20 owned that home?

21 MS. ROBERTS: They just purchased it this
22 year.

23 MS. MASON: Are you planning to rent it
24 or resell it?

25 MS. GUL: They're not sure yet. They're

1 going to remodel first and then figure out if they're
2 going to resell it or rent it after they remodel it.

3 MR. EINGORN: Any other questions?

4 MS. MASON: No.

5 MR. EINGORN: Open to the public?

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Anybody here tonight in the
8 public that like to be heard on the application
9 regarding 425 Atlantic Avenue, a Certificate of
10 Nonconforming Use for a single-family dwelling?
11 Hearing none, seeing none, we'll close the public
12 portion.

13 The applicants are here tonight seeking a
14 Certificate of Nonconforming Use for a preexisting
15 home in the LI-1 Zone. And they have testified that
16 it's still a single-family house and they want to
17 keep it a single-family house.

18 The Board should do a quick discussion
19 and a motion.

20 VICE-CHAIRMAN STILL: I think that the
21 application speaks for itself. It's something that's
22 not going to change the footprint of the property.
23 And the intent is to improve and beautify the
24 neighborhood. I think that's what we want to do and
25 definitely put people in houses that are vacant. I

1 think it's a great thing.

2 CHAIRMAN HANCE: Also there's other homes
3 on that block being rebuilt.

4 MS. ROBERTS: Yes.

5 CHAIRMAN HANCE: I think doing this one
6 also, it'll make it a small little community there,
7 to bring that block back. It's right by the church,
8 Zion Baptist Church.

9 VICE-CHAIRMAN STILL: Motion to approve.

10 CHAIRMAN HANCE: Second.

11 MR. EINGORN: Great. We have a motion
12 and a second. We'll take a roll-call vote on the
13 motion and the second. Chairman Hance.

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Having four in favor and
22 none opposed, the motion passes. Thanks guys.
23 Congratulations.

24 MS. ROBERTS: Thank you.

25 MS. GUL: Thank you.

1 MR. EINGORN: The next one is a Cert of
2 Nonconforming Use also. So we'll take Zan
3 Properties, LLC, 1068 Kaighn Avenue. Good evening,
4 Counsel.

5 MS. JAMES: Good evening. Sonia James on
6 behalf of the applicant, Zan Properties, LLC owner of
7 the property known as 1068 Kaighn Avenue. This
8 application is for a Recognition Application rather
9 than a Development Application. The application is
10 not proposing new construction, additional dwelling
11 units, additional commercial units or any expansion
12 of the existing building. The issue before the Board
13 is only after a fire damage in one of the existing
14 commercial spaces. The applicant undertook the
15 process of obtaining permits necessary
16 to restore that unit.

17 The evidence will establish that the
18 applicant has been attempting to navigate the
19 permitting process. And this is -- we'll have a --
20 the testimony will demonstrate that this
21 configuration has existed for many years. That the
22 units are separately metered for electric and gas
23 service. And that that building has continuously
24 functioned as a mixed use structure with commercial
25 occupancies on the first floor and residential

1 occupancies above.

2 We will present testimony from
3 Mr. Syed Haider principal of Zan Properties, LLC
4 concerning the history, operation and longstanding
5 configuration of the property. We will also provide
6 testimony from Alyce Johnson, Architectural Design
7 Consultant who prepared the plans and she will
8 testify to that as well.

9 (At which time, Ms. Merricks arrives to
10 the meeting at 5:48 p.m.)

11 MR. EINGORN: Just for the record, we'll
12 note the appearance the Ms. Merricks. Good evening,
13 Ms. Merricks.

14 MS. MERRICKS: Good evening.

15 MS. JAMES: And just one last note. This
16 is an appeal for four commercial units and four
17 second-floor apartments pursuant to the
18 N.J.S.A.40:55(D) for nonconforming use. I don't
19 think I mentioned that.

20 MR. EINGORN: Okay. Would you like to
21 swear your witnesses?

22 MS. JAMES: Yes.

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

25 - - -

1 SYED HAIDER; ALYCE JOHNSON, having first
2 been duly sworn/affirmed, was examined and testified
3 as follows:

4 - - -

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

7 MR. HAIDER: Syed Haider 14 Sorrel Run,
8 Mt. Laurel, New Jersey.

9 MS. JOHNSON: Alyce Johnson, 423 Market
10 Street, Camden, New Jersey 08102.

11 MS. JAMES: Mr. Haider, can you please
12 state your relationship to Zan Properties, LLC?

13 MR. HAIDER: I'm acting as a manager. My
14 wife owns the Zan Properties, LLC.

15 MS. JAMES: And when did Zan Properties
16 acquire the property?

17 MR. HAIDER: 2014.

18 MS. JAMES: And you've held ownership of
19 the property ever since?

20 MR. HAIDER: The same.

21 MS. JAMES: What was the configuration of
22 the building when acquired?

23 MR. HAIDER: Same. Four apartments on
24 the first floor and four commercial units on the
25 bottom.

1 MS. JAMES: So to clarify. First floor
2 was four commercial units?

3 MR. HAIDER: On the A-frame and one up.

4 MS. JAMES: Second floor --

5 MR. HAIDER: Upstairs apartments.

6 MS. JAMES: Did the building contain --
7 have you added any residential units since
8 acquisition?

9 MR. HAIDER: No, it's the same.

10 MS. JAMES: Have you added any commercial
11 units since acquisition?

12 MR. HAIDER: No. The same number of
13 units.

14 MS. JAMES: Have you expanded the
15 building or constructed any additions?

16 MR. HAIDER: No.

17 MS. JAMES: Does the property contain
18 separate electric meters?

19 MR. HAIDER: Yes.

20 MS. JAMES: Does the property contain
21 separate gas meters?

22 MR. HAIDER: Yes.

23 MS. JAMES: Have the units historically
24 operated as separate occupancies?

25 MR. HAIDER: Correct.

1 MS. JAMES: Did one of the commercial
2 units sustain fire damage?

3 MR. HAIDER: Yes.

4 MS. JAMES: What steps did you take
5 following the fire?

6 MR. HAIDER: Well, we applied to get a
7 construction permit to repair and fix the store. And
8 as me going through the process for a couple of years
9 now and every time there was some issue, until we
10 were told that Ms. Johnson prepared drawings and all
11 that, then the permits got stuck again; that there is
12 some issue with the reporting of the accesses. So
13 Ms. Johnson suggested that we go for a hearing and
14 get it fixed. So it has been going on for a few
15 years that we have been trying to get this done.

16 MS. JAMES: And that is the purpose of
17 this application?

18 MR. HAIDER: Exactly?

19 MS. JAMES: And have you continuously
20 intended to restore and reoccupy this particular
21 space?

22 MR. HAIDER: Yeah, to restore it and
23 rent it.

24 MS. JAMES: When you first purchased the
25 property back in 2014, was the structure of the

1 building as it exists now, was that how it was then?

2 MR. HAIDER: Exactly the same. There's
3 no changes to the structure.

4 MS. JAMES: And you said that was 2014.
5 So in 2014, correct?

6 MR. HAIDER: Yes.

7 MS. JAMES: As far as you know, this
8 building has been this way?

9 MR. HAIDER: Oh, yes. It has been like
10 this.

11 MR. EINGORN: Our court reporter can only
12 take down one speaker at a time. So if you could
13 just wait for counsel to finish and she'll wait for
14 you to finish. Thank you.

15 MR. HAIDER: No problem.

16 MS. JAMES: No further questions for this
17 witness. Ms. Johnson?

18 MS. JAMES: Ms. Johnson, can you just let
19 the Board know how you're familiar with this
20 project?

21 MS. JOHNSON: As Mr. Haider mentioned, he
22 hired our firm to do the consulting design
23 development for them to renovate the existing retail
24 space that caught fire. And in the process it was
25 found that the property was not properly documented.

1 So we went through this process once again.

2 These are the drawings. This is showing
3 the existing layout that has been in place since they
4 purchased the property. And the existing -- so this
5 is the first floor coming off of Mt. Ephraim Avenue.
6 The address is on -- the main address is Kaighn
7 Avenue, 1068 Kaighn Avenue.

8 So the retail spots, they do have a
9 address of 1207, 1205, 1209 -- no. 1203, 1207, 1209
10 Mt. Ephraim Avenue which is also a discrepancy but
11 this is one lot. So that is also being taken care
12 of. I tried to resolve the address issue but PSE&G
13 would not do any paperwork until I get a resolution
14 on this case. And Boli's Pizza is right here with
15 the address of 1068 Kaighn Avenue. This is all one
16 block; not subdivided. It's all one lot, Lot 1. So
17 the address issue will be resolved after the
18 resolution of this and then needs to be approved
19 tonight.

20 So this is the first-floor -- three
21 retail off of Kaighn Avenue and one retail off of --
22 I'm sorry -- three retail off of Mt. Ephraim Avenue
23 and one retail off of Kaighn Avenue. And from my
24 understanding is, when we were putting the
25 applications in, there was a construction permit to

1 occupy these locations. From my understanding, they
2 were always thinking that it was 1068 Kaighn Avenue.
3 Not understanding that it was these issues.

4 The second floor, the entrance, the main
5 entrance is off of Mt. Ephraim Avenue. Four
6 apartments. But the addresses for the second floor
7 is 1068 Apt. 1, Apt. 2, Apt. 3, Apt. 4. So that's
8 pretty much it.

9 MR. EINGORN: So what part of the
10 building was damaged in the fire?

11 MR. HAIDER: This store.

12 MR. EINGORN: So everything else is still
13 operating?

14 MR. HAIDER: Yeah, everything is fine.

15 MR. EINGORN: Okay. It seems simple
16 enough. Does the Board have questions?

17 CHAIRMAN HANCE: I'm just curious about
18 the parking in that area.

19 MS. JOHNSON: It's off-street parking.

20 CHAIRMAN HANCE: That's a busy area.
21 Mostly retail stores.

22 MR. HAIDER: These have been retail
23 stores.

24 MR. EINGORN: Remember, this is a request
25 for a Certificate of Nonconforming Use, right?

1 CHAIRMAN HANCE: Right.

2 MR. EINGORN: So the inquiry is whether
3 or not the use which is four retail and four
4 residential predated the change in the Zoning
5 Ordinance. Right? And I think the testimony is that
6 the property was purchased like this in 2014, right?

7 CHAIRMAN HANCE: Right.

8 MR. EINGORN: So while parking is
9 something that we discussed, it's really not a
10 determining factor on the application.

11 MS. JOHNSON: We do have a letter from
12 2024 from zoning stating that the property was -- a
13 license for the apartments anyway.

14 MR. EINGORN: Is this one here for
15 everybody or this is one letter?

16 MS. JOHNSON: No, just one.

17 MR. EINGORN: Can we keep this?

18 MS. JOHNSON: Yes.

19 MR. EINGORN: So we'll mark this
20 Exhibit 1.

21 (Whereupon Exhibit 1, Letter From Zoning
22 in 2024, was marked for identification.)

23 MS. MASON: Do you currently have
24 occupants in there?

25 MR. HAIDER: Yeah. In the apartments?

1 MS. MASON: Yes, in the apartments.

2 MR. HAIDER: And how about in the retail
3 space?

4 MR. HAIDER: One store. And the 1068.

5 MR. EINGORN: All right. For the record,
6 the applicant has handed up a Certificate of License
7 letter dated July 5, 2024. It's five pages. So the
8 back four pages appear to be photographs.

9 It states as follows: Dear Sir/Madam,
10 the property known as 1068 Kaighn Apartments is a
11 multiple-family dwelling. It is required to be
12 licensed and inspected. The apartment is known as,
13 see below, have been inspected and is in satisfactory
14 condition to occupy. And it lists 1068 Kaighn
15 Avenue, Apartments 1 through 4. And it is signed by
16 Ronald Carr, Chief Housing Inspector.

17 I'll pass it to Ms. Merricks and then
18 we'll pass it the other way after she's had a chance
19 to review it.

20 Are the residential units currently
21 occupied?

22 MR. HAIDER: Yes.

23 MR. EINGORN: All four?

24 MR. HAIDER: All four.

25 VICE-CHAIRMAN STILL: I know the property

1 has been the same for the longest but if they will --
2 someone like a Board like myself or just being a
3 visual in pictures, pictures of -- like the separate
4 meters.

5 MR. EINGORN: There are some pictures
6 here. Just make sure that comes back this way
7 because Evita needs it for the file. And the
8 photograph on this side also shows the exterior of
9 the four commercial units. All four units are on
10 that picture, right, the commercial units?

11 MR. HAIDER: Right.

12 MR. EINGORN: I mean --

13 MR. HAIDER: You mean the apartments? On
14 the pictures, yeah. This is the -- these are the
15 residential units.

16 MR. EINGORN: So the Board can see, the
17 testimony was that this unit here, is the one that
18 was damaged.

19 MS. MASON: And you'll be able to get
20 that fixed once you have a resolution from here? So
21 that's for the permits, right?

22 MR. HAIDER: Exactly. The construction
23 permit, we'll get it and proceed.

24 MS. MASON: Exactly. Got it.

25 MR. EINGORN: All good. Open to the

1 public?

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Unless, Counsel, do you
4 have any closing argument?

5 MS. JAMES: No.

6 MR. EINGORN: Anybody here tonight that
7 like to be heard on the application of Zan
8 Properties, 1068 Kaighn Avenue requesting a
9 Certificate of Nonconforming Use? Hearing none and
10 seeing none, we'll close the public portion.
11 to be heard on the application of.

12 The applicant is here tonight seeking a
13 Certificate of Nonconforming Use for four commercial
14 units on the first floor and four apartments on the
15 second floor. The testimony has shown that this is a
16 preexisting building purchased in 2014 in its current
17 status and that they need these approvals to get a
18 permit to do fire remediation. So a discussion and a
19 motion.

20 VICE-CHAIRMAN STILL: I mean, I think the
21 remediation is always important. The fire damage and
22 the damage that was done, being fixed is only going
23 to beautify the area even more and help the booming
24 retail on that corridor.

25 MS. MASON: It's a conforming use. It's

1 already used as the applicant is coming forward with.
2 It's already used as the four apartments. There's no
3 changes happening. So I would say to move forward
4 with the application.

5 VICE-CHAIRMAN STILL: Motion to pass.

6 MR. EINGORN: Do we have a second?

7 MS. MOSS: Second.

8 MR. EINGORN: Great. We'll take a
9 roll-call 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. Moss.

16 MS. MOSS: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

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

21 MS. JAMES: Thank you.

22 MR. EINGORN: The next matter is
23 Roger D. Madrigal, 733 N. 25th Street.

24 MR. IZZO: This is our application for
25 733 N. 25th Street. The applicant, Roger Madrigal,

1 is standing to my right. Charles Izzo for the
2 applicant.

3 MR. EINGORN: Would you like Mr. Madrigal
4 to be sworn?

5 MR. IZZO: Yes, please.

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

8 - - -

9 ROGER D. MADRIGAL, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

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

15 MR. MADRIGAL: Roger Madrigal, 24
16 Brookstone Drive, Voorhees, New Jersey. My address
17 or business address.

18 MR. EINGORN: The business address is
19 fine. Your home address is fine too. Whatever
20 address you use.

21 MR. IZZO: So Mr. Madrigal, what is the
22 business address?

23 MR. MADRIGAL: 733 N. 25th Street.

24 MR. IZZO: And what type of a business
25 operates up there?

1 MR. MADRIGAL: Mechanic Shop.

2 MR. IZZO: So you're here tonight to
3 apply for what they call nonconforming use which
4 implies that, before you got involved, that business
5 was there; is that correct?

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

7 MR. IZZO: And when we submitted pictures
8 to the Zoning Board, we showed a picture of the
9 repair business to the Board, Hot Wheels Garage and
10 that's the one you're talking about; is that true?

11 MR. MADRIGAL: Yes.

12 MR. IZZO: And how come we had to come to
13 this Board here tonight; do you know why?

14 MR. MADRIGAL: Yes.

15 MR. IZZO: Explain why we're coming here?

16 MR. MADRIGAL: So when we submitted the
17 zoning application cause the place was already a
18 mechanic shop so we get the place for -- I rent the
19 place and started working on the same thing that I'm
20 always doing. I got another business like four
21 blocks down there on 26th Street for working on cars
22 too. I need space so that's why I get this place
23 cause it's already a mechanic shop. When I submitted
24 the zoning application, there was not so...

25 MR. IZZO: On our application, it

1 mentions a man named Orlando Suarez. Do you know who
2 he is?

3 MR. MADRIGAL: Yes.

4 MR. IZZO: Is he the previous owner?

5 MR. MADRIGAL: Yes, he's the previous
6 owner.

7 MR. IZZO: Did he sell out to your new
8 company here?

9 MR. MADRIGAL: Yes.

10 MR. IZZO: Do you plan to change
11 anything that Orlando was doing at that place?

12 MR. MADRIGAL: No. We will do all the
13 same.

14 MR. IZZO: So when we submitted the
15 application, we showed the front of your Hot Wheels
16 Garage on 25th Street. And we said that you also own
17 some lots in back of that?

18 MR. MADRIGAL: Yes.

19 MR. IZZO: Are those lots associated with
20 the business?

21 MR. MADRIGAL: Yes, it will be. For
22 now it does -- right now it's an empty lot. We're
23 going to start working on getting all the things
24 we're going to use like a parking or something.

25 MR. EINGORN: So just let me understand.

1 You're here tonight for Block 873, Lot 16, right,
2 that's the preexisting garage?

3 MR. MADRIGAL: Yes.

4 MR. EINGORN: Okay. And you have two
5 lots which are 873, Lot 6 and 7; is that accurate?

6 MR. MADRIGAL: That's the one in the
7 back.

8 MR. IZZO: In back of the garage?

9 MR. MADRIGAL: Yeah, it's in back of the
10 garage.

11 MR. EINGORN: So those lots aren't before
12 the Board right now.

13 MR. IZZO: No, they're not.

14 MR. EINGORN: So you can tell us that you
15 have plans for those but we can't approve anything
16 for that tonight.

17 MR. MADRIGAL: No. It's just for one
18 only. There was a --

19 MR. EINGORN: Understood.

20 MR. IZZO: Did this business ever close
21 before you got involved with operating it?

22 MR. MADRIGAL: Please say that again.

23 MR. IZZO: Was it closed before you got
24 it or was it open?

25 MR. MADRIGAL: No, no. They are

1 working. Yeah, they are open. They working on the
2 same. Even we had to wait cause they are movin'
3 cause they got a couple of cars working when we moved
4 in there. They working when I moved in.

5 MR. IZZO: When we look at the photograph
6 that you brought in, it shows a garage door straight
7 on in from the street. And I think it shows a
8 smaller garage over to the right. Are you making any
9 changes on that site?

10 MR. MADRIGAL: No, I'm not gonna do
11 nothing. Everything is going to be the same cause
12 it's already operating and existing everything.

13 MR. IZZO: It shows a chain link fence
14 with a swinging gate. Do you still have that fence
15 and that gate?

16 MR. MADRIGAL: Yes. Everything will be
17 the same.

18 MR. IZZO: Other comments or questions?

19 MR. EINGORN: Does the Board have
20 questions for the applicant? It appears to be a
21 preexisting auto garage. Any questions to that
22 affect? You're not doing any auto body, right?

23 MR. MADRIGAL: No, no. It's just a
24 mechanic shop.

25 MR. EINGORN: Okay.

1 MR. IZZO: Open to the public. Anybody
2 here tonight that like to be heard on the
3 application of Mr. Madrigal for 733 N. 25th Street?
4 Hearing none, seeing none, we'll close the public
5 portion.

6 The applicant is here tonight seeking a
7 Certificate of Nonconforming Use for an auto repair
8 shop. The photograph supplied and the testimony seem
9 to support that determination. We will leave it up
10 to the Board to make a discussion and a motion.

11 VICE-CHAIRMAN STILL: Just like we said.
12 It was an auto body shop and it's going to continue
13 to be an auto body shop. No changes to the
14 footprint, the gate, the structure, same things. So
15 I think continuing to help businesses strive and here
16 in the City and not just shut it down, is positive.

17 CHAIRMAN HANCE: I am familiar with it.
18 I had property back there. So they keep it clean.
19 You wouldn't know that they were back there. There's
20 also, I think, there's an auto body shop in front of
21 them going over the bridge --

22 MR. MADRIGAL: Frank's Auto Body Shop,
23 yeah.

24 CHAIRMAN HANCE: -- and a liquor store
25 right there on that side.

1 MR. MADRIGAL: Right at the corner and at
2 the back is a liquor store.

3 CHAIRMAN HANCE: It's going to be a
4 mechanic shop. I think it's a good idea.

5 MS. MASON: Like you said, it's about
6 thriving for small businesses. It has already been
7 there. And congratulations on taking ownership of
8 that. Just keeping it as a stakeholder. They've
9 been there for some time, you know, helping residents
10 with their cars. And just keep it up. Motion to
11 approve.

12 VICE-CHAIRMAN STILL: Second.

13 MR. EINGORN: We have a motion and a
14 second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Still.

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Moss.

23 MS. MOSS: Yes.

24 MR. EINGORN: And Ms. Mason.

25 MS. MASON: Yes.

1 MR. EINGORN: Five in favor and none
2 opposed, the motion passes. Thank you, gentlemen.

3 MR. MADRIGAL: Thank you so much.

4 MR. EINGORN: Have a nice night.

5 Again, the next matter on the agenda is
6 Cloud 9 Luxe Waterfront Sky Lounge. That's been
7 adjourned to July the 6th.

8 The next matter on the agenda will be
9 Dock Brown, 1128 Carl Miller Boulevard.

10 MR. BERR: Good evening Mr. Chairman and
11 Board members. My name is Kristopher Berr. I'm with
12 the Law Firm of DelDuca, Lewis & Berr. I'm here
13 tonight on behalf of the applicant, Dock Brown. And
14 this is an application for bulk variance relief for
15 the property at 1128 Carl Miller Boulevard. It's
16 Block 562, Lot 5. It's in the R-2 Zone.

17 This is an application for bulk variance
18 relief for the existing dimensions of the lot. No
19 new building area is being proposed. The applicant
20 seeks approval to convert an existing mixed use
21 rowhouse structure into a two-unit residential
22 dwelling which is a permitted use in the R-2 Zone.
23 All of the variances that we seek are just for the
24 existing lot size and existing lot conditions.

25 Specifically those variances are for the

1 lot area. Four thousand square feet is required,
2 where 2,895 exists. Lot width of 20 feet is
3 required, where 14.6 feet exists. Lot depth of 100
4 feet is require where 86 feet exists. And three
5 parking spaces are required, whereas no on-street
6 parking exists for this property or the
7 neighborhood. But, again, these are all existing
8 conditions of the lot.

9 I do have Mr. Brown here tonight who can
10 provide some sworn testimony.

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

13 - - -

14 DOCK BROWN, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

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

20 MR. BROWN: Dock Brown, 5433 Morris
21 Street, Philadelphia, PA 19143.

22 MR. BERR: Mr. Brown, you're the owner of
23 the property; is that correct?

24 MR. BROWN: Yes.

25 MR. BERR: When did you purchase it?

1 MR. BROWN: About a year and a half ago.

2 MR. BERR: Since that time, you've done
3 nothing to decrease or create any of the lot
4 conditions that we're here about tonight, have you?

5 MR. BROWN: No.

6 MR. BERR: Correct, that when you
7 purchased the property, it was improved with two
8 units, one retail space and one 4-unit -- 4-bedroom
9 apartment?

10 MR. BROWN: Yes.

11 MR. BERR: And your plan is to convert
12 the premises into two apartments, each with two
13 bedrooms?

14 MR. BROWN: Yes.

15 MR. BERR: So what used to be four
16 bedrooms plus a retail space, is going to be still
17 four bedrooms across two units?

18 MR. BROWN: Yes.

19 MR. BERR: You're not proposing any
20 additions to the building; is that correct?

21 MR. BROWN: No.

22 MR. BERR: No increase in any to the
23 footprint of the building?

24 MR. BROWN: No.

25 MR. BERR: Parking for this neighborhood

1 is right on the street; is that correct?

2 MR. BROWN: Yes.

3 MR. BERR: None of the homes on this
4 block have any on-site parking?

5 MR. BROWN: No, not that I know of.

6 MR. BERR: And so the parking that's
7 going to be on-street for this property, that's
8 consistent with the prevailing conditions in the
9 neighborhood?

10 MR. BROWN: Yes.

11 MR. BERR: So to be clear, the scope of
12 your proposed improvements is just interior fit-out
13 work for the existing structure?

14 MR. BROWN: Yes.

15 MR. BERR: Mr. Brown, those are all the
16 questions I have for you unless the Board has any
17 further questions for you?

18 MR. BROWN: Okay.

19 MR. BERR: So that's all the testimony
20 that we have. Just by way of brief summary.

21 So this is an application for bulk
22 variances just for the existing lot size and existing
23 lack of on-site parking, all of which is consistent
24 with the conditions that exists today and which
25 prevail in the neighborhood. There certainly will be

1 no substantial detriment to the neighborhood or to
2 the public good as a result of this application, as
3 these lot sizes and dimensions are going to exist
4 whether or not the Board grants the application. So
5 certainly the grant of the variances will not impact
6 the neighborhood in any way and the parking is
7 consistent with what's provided in the neighborhood.
8 Thank you very much.

9 MR. EINGORN: You said that the first
10 floor was previously -- is currently commercial?

11 MR. BROWN: Yes.

12 MR. EINGORN: Do you know what was there
13 before?

14 MR. BROWN: From one of the neighbors, I
15 think, it was like a store or retail, a candy store
16 some time ago; long time ago.

17 MR. EINGORN: Got you. Do you think the
18 traffic to and from a residential apartment would be
19 less than a retail store?

20 MR. BROWN: Yes.

21 MR. EINGORN: Okay. Does the Board have
22 questions about this application?

23 MS. MASON: Are you going to rent these
24 two homes; are you renting them out?

25 MR. BROWN: Yes.

1 VICE-CHAIRMAN STILL: I think that --
2 like I said to one of the applications before, in a
3 situation like this, pictures help, a lot more
4 pictures help.

5 MS. MOSS: Parking is helpful. That's a
6 congested area. It's right on the flow-way. So just
7 be mindful of that.

8 MS. MASON: There's homes, though.

9 MS. MOSS: Yes, there's homes there.

10 MR. BROWN: There's also quite a few
11 empty lots.

12 MS. MOSS: Yes. I was going to say that
13 I'm glad to see some rehab going on on that block.
14 So it's needed.

15 MR. BERR: As it relates to parking as
16 well, I'll just add that with the preexisting
17 4-bedroom unit that was there plus the commercial,
18 the parking demand for that preexisting structure,
19 would have been greater than the current two
20 2-bedroom unit. So this is actually decreasing the
21 parking demand for the building.

22 CHAIRMAN HANCE: So let me ask. Is that
23 where the tire place or the store used to be located
24 at, that preexisting?

25 MR. BERR: There's a small retail store

1 on the first floor; is that correct, Mr. Brown?

2 MR. BROWN: Yes. It was half commercial
3 and then the rear of the building, I believe, was
4 living room and dining room and four bedrooms.

5 MS. MOSS: There's like a little street
6 in the middle?

7 MR. BROWN: Yeah. It's like a small
8 street.

9 MR. BERR: But it's Charles Street.

10 MR. BROWN: Yes. But it's more like an
11 alley.

12 MS. MOSS: Yes. I don't think you can
13 park on that street.

14 MR. BROWN: Actually probably to be
15 helpful because people don't -- they pull back there
16 and dump all the time.

17 MR. BERR: One of the things I should
18 note as well, since the variances that we are seeking
19 tonight relate primarily to lot size and lot
20 dimensions, if you take a look at the tax map sheet
21 that was with the application, you can see this lot,
22 Lot 5. It's by far the largest lot on this block.
23 So the grant of a variance of the lot size is not in
24 any way inconsistent of the neighborhood.

25 MR. EINGORN: Open to the public?

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Anybody here tonight in the
3 public that would like to be heard on the application
4 of Dock Brown.

5 UNIDENTIFIED SPEAKER: Yes.

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

8 - - -

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

12 - - -

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

15 MS. ATWATER: Crystal Atwater, 1141 Carl
16 Miller Boulevard.

17 MR. EINGORN: What would you like to
18 say?

19 MS. ATWATER: It was suppose to be --
20 we're coming because we heard that it's going to be a
21 retail store there.

22 MR. EINGORN: The testimony is, that it's
23 right now a retail store on the first floor and a
24 residential apartment on the second floor. And the
25 applicant would like to convert the first floor

1 commercial into an apartment and eliminate the retail
2 store.

3 MS. ATWATER: Okay. So like they were
4 saying, everyone on the block, we've been there over
5 50 years. Everyone on the block is just about
6 renters now. How long he owned to property, he said?

7 MR. EINGORN: The testimony was that he
8 purchased it about a year and a half ago.

9 MS. ATWATER: Okay. So we always
10 shoveled when it snowed. When there's trash out
11 there, we're picking it up. There's a lot across the
12 street. We're cutting the grass. We just don't see
13 that it sits for an apartment. Because like she
14 said, it's a congested area and it just doesn't sit
15 well for more apartments especially if it's going to
16 be a duplex with four -- I don't know how many
17 people is going to be in the apartment. But it
18 doesn't just sit well.

19 MR. EINGORN: The testimony was, two
20 2-bedroom units. So currently four bedrooms now
21 upstairs and then conversion, it'll be two 2-bedroom
22 units. The same amount of bedrooms is what the
23 testimony is.

24 MS. ATWATER: Ever since we've lived, it
25 only has been one family, a unit, that lives in that

1 house. It has never been like an apartment, duplex.

2 MS. MASON: How long has it been
3 abandoned?

4 MS. ATWATER: Well, I know it caught on
5 fire a couple of years ago. But it was someone else
6 that was there and someone lived it in. But then
7 before he owned it, it was a person from New York who
8 owned it.

9 MS. MASON: So my question is, if it's
10 not being for apartments for living, that it was
11 before, it has been sitting abandoned for some time,
12 then what would be a good use for it?

13 MS. ATWATER: Well, a single-family home.
14 If it was going to be apartments, that's going to be
15 way more people. On that street, Charles Street,
16 Street, they just cleared that out. That's just
17 really been an alleyway. And behind is like a
18 convenience store. They cleared it out, the people.
19 And then so now, the neighbors that live on the other
20 side of the lot, they make sure they keep it clean
21 back there.

22 MS. MASON: Because nobody was there,
23 right? So now somebody being there, that would
24 relieve the community from having to be responsible
25 for that.

1 MS. ATWATER: Yeah, I understand that.
2 But he had it for a year and he hasn't been coming
3 around being responsible. Like I said, us, we can
4 get out and clean every day. We make sure -- we
5 might pick up trash three or four times a day that
6 blows off of Mt. Ephraim especially now since it's
7 the Church's Chicken. It's very congested and crazy.

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

10 - - -

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

14 - - -

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

17 MS. THERESA ATWATER: Theresa Atwater,
18 1109 Carl Miller Boulevard.

19 MR. EINGORN: Tell us what you'd like to
20 say.

21 MS. THERESA ATWATER: Just my concern
22 about that not being enough room for the people to
23 park for the places for now as for parking. And when
24 you have renters, some people are not concerned about
25 keeping the area clean, that aspect of it. And not

1 enough space for every one.

2 MR. EINGORN: Thank you for coming out.

3 MS. THERESA ATWATER: You're welcome.

4 MR. EINGORN: Anybody else here tonight
5 that like to be heard on the application regarding
6 1128 Carl Miller Boulevard? Hearing none, we'll
7 close the public portion. Counsel, do you want to
8 address the Board?

9 MR. BERR: Yes, I do. Thank you very
10 much. First, thank you to the neighbors for voicing
11 your concerns. Your concerns are heard and
12 understood. I do want to just focus the Board's
13 attention on the fact that this is not an application
14 for a use variance. This is a permitted use in the
15 zone.

16 So whether the property is suitable for a
17 duplex versus a single-family, versus any other use,
18 it's not the issue that's before the Board tonight.
19 This is solely about the lot size and the lot width
20 and the lot depth. This is not about any of those
21 concerns regarding parking. So just to, again, focus
22 the Board's attention, you have --

23 MR. EINGORN: I would correct you. It is
24 about parking. You need a parking variance.

25 MR. BERR: Yes, I'm sorry. You are

1 correct about that.

2 MR. EINGORN: It is not about the use,
3 though. A duplex would be a permitted use.

4 MR. BERR: Correct. Yes. So the only
5 point that I do think the use raises is, parking.
6 But, again, as I mentioned a few moments ago, the
7 parking demand for this two 2-bedroom duplex use is
8 actually a lower demand than the preexisting
9 four-bedroom-plus retail use for this property.

10 So I think, if anything, the bulk
11 variances here for the duplex conversion would be
12 more consistent other than an approved parking
13 scenario than a mixed use structure as what currently
14 exists today. So those are the comments that
15 I have. Thank you.

16 MR. EINGORN: Questions?

17 MS. MOSS: So now knowing that the trash
18 and the snow and all of that is an issue, is it the
19 tenants' responsibility or is it your responsibility
20 to make sure that area is clean?

21 MR. BROWN: It would be a shared
22 responsibility. Yes.

23 VICE-CHAIRMAN STILL: Whatever the
24 responsibility, no less that you're willing to take
25 on?

1 MR. BROWN: Yes.

2 MR. EINGORN: It can't be a
3 responsibility since it doesn't's exist yet.

4 CHAIRMAN HANCE: Right.

5 MR. EINGORN: Any other questions or
6 comments for the applicant?

7 CHAIRMAN HANCE: No.

8 MR. EINGORN: Any final words, Counsel?

9 MR. BERR: No.

10 MR. EINGORN: Any additional closing?

11 MR. BERR: No.

12 MR. EINGORN: Okay. Great.

13 So the applicant is here tonight seeking
14 bulk variance approvals to establish a duplex at the
15 property which the testimony has indicated is
16 currently commercial on the first floor and
17 residential on the second floor.

18 The applicant requires bulk variances for
19 lot area, width, depth and parking spaces. The Board
20 should do a discussion of the Positive and Negative
21 Criteria and make a motion.

22 MS. MASON: The City is very dense. So
23 that's what we hear all the time is parking.
24 However, it's blighted in that area. So for folks to
25 come in and approve it, to beautify it and housing is

1 needed as well. I don't see an issue with the
2 application.

3 VICE-CHAIRMAN STILL: I just want to
4 point out on the record, that even though the outside
5 here is not in question on the application, that the
6 testimony in the rear is important because
7 relationship with neighbors, obviously, you know,
8 everybody's expectations are different.

9 So nobody can really have exceptions of
10 someone that's different than theirs. But just a
11 voice to be heard so that you know their area is a
12 well-kept area. And we appreciate it if this does
13 pass that, you know, that it be maintained and
14 consistent.

15 MR. BROWN: Understood.

16 CHAIRMAN HANCE: I'm going to go back to
17 them again. Even though if it's a family home, it's
18 still going to be an issue with parking. It's a
19 very small area. So if it's a 4-bedroom house, you
20 may have four cars. A duplex, you may have four
21 cars. The area is definitely falling apart. And
22 there should be something there so the trash won't
23 blow in the street. It won't be that much snow
24 because you'll have two units there. I'm quite sure
25 you guys will work together to keep it that way.

1 MR. BROWN: Yes.

2 VICE-CHAIRMAN STILL: Motion to pass.

3 MS. MASON: 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. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: And Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: Five in favor and none
16 opposed, the motion passes. Thank you, gentlemen.

17 MR. BERR: Thank you.

18 MR. BROWN: Thanks.

19 MR. EINGORN: For the record, the next
20 matter is Quincy Avenue Investments, LLC, 1260
21 Mechanic Street. Counsel, your appearance.

22 MR. PLATT: Yes. Good evening, Members
23 of the Board and professionals, my name is Stuart
24 Platt from the Platt Law Group. I represent Quincy
25 Avenue Investments.

1 We're here tonight seeking similar to the
2 last application but slightly different, we're
3 seeking a two bulk -- actually, three bulk variances
4 for lot width, building coverage and off-street
5 parking for the property located at 1260 Mechanic
6 Street, Block 330, Lot 21. The lot width and
7 building coverage are existing conditions and so is
8 the off-street parking as you will learn this
9 evening.

10 I have with me Harrison Garcia who is the
11 principal of the owner, Quincy Avenue Investments.
12 I request that he been sworn.

13 MR. EINGORN: Would you raise your right
14 hand, please.

15 - - -

16 HARRISON GARCIA, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

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

22 MR. GARCIA: Harrison Garcia. Property
23 address or my address?

24 MR. EINGORN: Your address please.

25 MR. GARCIA: 639 Hunter Street,

1 Gloucester City, New Jersey 08030

2 MR. PLATT: Mr. Garcia, if you could keep
3 your voice up for the Board and the public. You are
4 principal of Quincy Avenue Investments, LLC?

5 MR. GARCIA: I am, sir.

6 MR. PLATT: And the property that we are
7 here tonight to discuss is located at 1260 Mechanic
8 Street?

9 MR. GARCIA: When did your company
10 purchase that property?

11 MR. GARCIA: November 2025.

12 MR. PLATT: In what condition was that
13 property when you purchased it?

14 MR. GARCIA: I mean, it was kind of
15 little --

16 MR. PLATT: Was it vacant?

17 MR. GARCIA: Vacant, yes.

18 MR. PLATT: You took some photographs of
19 the property. I have some additional photographs if
20 anybody needs an additional photograph. But I'm
21 going to show you and we'll mark this as Exhibit A-1.

22 (Whereupon Exhibit No. A-1, Group of
23 Photographs, was marked for identification.)

24 MR. PLATT: And this is in the packets.
25 Please tell the Board to identify what this picture

1 is?

2 MR. GARCIA: That is the subject property
3 that we purchased in November. Yes, the front of the
4 us basically of the property.

5 MR. PLATT: And when did you take that
6 picture?

7 MR. GARCIA: Around February.

8 MR. PLATT: February of this year?

9 MR. GARCIA: 2026.

10 MR. PLATT: And you took that picture,
11 correct?

12 MR. GARCIA: Yes, sir.

13 MR. PLATT: Have you done anything with
14 the property since then?

15 MR. GARCIA: No.

16 MR. PLATT: Okay. So you're here seeking
17 to do what? To convert what appears to be a
18 single-unit into two apartments, into a duplex?

19 MR. GARCIA: Correct.

20 MR. PLATT: And can you tell the Board
21 what is currently there interior to the property,
22 both on the first and the second floor?

23 MR. GARCIA: So right now the property
24 structure is like a duplex. It's already set up
25 where like you have two apartments. Two bedrooms on

1 the top; two bedrooms on the bottom. And when you
2 enter, there's a hallway. You go to the second floor
3 and then the second floor. And then you also have
4 two electrical meters and like three gas meters on
5 the property already.

6 MR. PLATT: Now the other properties in
7 the neighborhood, are they similar to your property
8 in as much as they don't have any off-street parking
9 for those units either?

10 MR. GARCIA: That's correct.

11 MR. PLATT: What is the closest public
12 transportation to this property?

13 MR. GARCIA: There's some buses. It's
14 like 0.1 miles away. You can walk. And then there's
15 the PATCO which is 10, 15 minutes maybe walking.
16 So it's a like well-developed urban. Like there's a
17 lot of transportation in that neighborhood.

18 MR. PLATT: Now I'm going to hand you
19 this exhibit. We will mark this as A-2.

20 (Whereupon Exhibit No. A-2, Property
21 Record Card, was marked for identification.)

22 MR. EINGORN: Counsel, did you say this
23 was A-2?

24 MR. PLATT: A-2.

25 MR. EINGORN: I think the photograph

1 Counsel marked is A-1.

2 MR. PLATT: A-1.

3 MR. EINGORN: So this would be A-2?

4 MR. PLATT: Yes.

5 Mr. Garcia, this is the property record
6 card of the property from 2011?

7 MR. PLATT: Yes, it is.

8 MR. GARCIA: And what does it indicate on
9 that property record card? Is this is a single or is
10 it a duplex on that property record card?

11 MR. GARCIA: To my knowledge, it looks
12 like it's a two-family home.

13 MR. PLATT: Right.

14 MR. GARCIA: For basement, first story,
15 upper story, row end. So you can see the row
16 townhouse end unit. So this looks like a duplex to
17 me. I understand that that's not necessary. It's a
18 legal duplex. That's how it was, yes.

19 MR. PLATT: The next thing I'm going to
20 have you take a look at is and what we'll mark as
21 Exhibit A-3.

22 (Whereupon Exhibit No. Exhibit A-3,
23 Drawing of First Floor, was marked for
24 identification.)

25 MR. PLATT: Can you tell the Board what

1 Exhibit 3 is?

2 MR. GARCIA: That is the first floor of
3 the property.

4 MR. PLATT: Did you make this drawing?

5 MR. GARCIA: Yes.

6 MR. PLATT: And that's the existing
7 condition, correct?

8 MR. GARCIA: Yes, sir.

9 MR. PLATT: And what is there currently
10 is what you're proposing to do?

11 MR. GARCIA: Yes. Upgrading everything.

12 MR. PLATT: So you're going to be doing a
13 full rehab and refurbishing of this entire property;
14 is that correct?

15 MR. GARCIA: Yes. Basically new
16 mechanicals and everything.

17 MR. PLATT: And if the Board were to
18 approve this, you're not going to be an absentee
19 landlord. You're going to be on the site on a weekly
20 basis?

21 MR. GARCIA: Yes.

22 MR. PLATT: And you'll make sure that you
23 maintain the site correctly and properly in
24 accordance with all City codes?

25 MR. GARCIA: Yes, sir.

1 MR. PLATT: All right. The next exhibit
2 is A-4.

3 (Whereupon Exhibit No. Exhibit A-4,
4 Drawing of Second Floor, was marked for
5 identification.)

6 MR. PLATT: Can you describe what that
7 exhibit is for the record, please?

8 MR. GARCIA: That is the second floor of
9 the property?

10 MR. PLATT: And that is the existing
11 conditions?

12 MR. GARCIA: Yes, sir.

13 MR. PLATT: And like the first floor,
14 it is two bedrooms and one bathroom?

15 MR. GARCIA: Yes, sir.

16 MR. PLATT: So the total amount of units,
17 if this Board were to approve the duplex, would be a
18 total of four bedrooms; is that correct?

19 MR. GARCIA: Correct.

20 MR. PLATT: And, again, the second floor
21 like the first floor, these are already existing
22 conditions?

23 MR. GARCIA: Yes.

24 MR. PLATT: You're just going to
25 refurbish them?

1 MR. GARCIA: Yes, sir.

2 MR. PLATT: That is all I have for this
3 applicant. And we have no further testimony.

4 VICE-CHAIRMAN STILL: So there's a
5 kitchen on both floors; is that what you're saying?
6 Like current?

7 MR. PLATT: Is there currently a kitchen
8 on both floors?

9 MR. GARCIA: Yes. There's a kitchen on
10 both floors.

11 MR. PLATT: Yes.

12 MR. EINGORN: The testimony was, this is
13 not a legal duplex. You purchased it in this
14 condition, right, but you don't have any evidence
15 that this was ever -- obtained approvals for that
16 affect, right?

17 MR. PLATT: The only thing we have,
18 Counselor, is the property record card which if you
19 read into it, would appear to be a duplex because
20 they show the number of bedrooms. They have a
21 second -- they have the first and second floor. I
22 don't know. We're here. If it was a legal duplex,
23 we're seeking to reconfirm that. If it's not a legal
24 duplex, we're asking for your approval this evening.

25 CHAIRMAN HANCE: Did it have two separate

1 meters?

2 MR. GARCIA: It does have two separate
3 meters as Floor A and Floor 2 on the side.

4 CHAIRMAN HANCE: No pictures of that?
5 You can't use your phone.

6 MR. GARCIA: I can't?

7 VICE-CHAIRMAN HANCE: No.

8 MR. PLATT: How many electric meters are
9 there? There's two electric meters?

10 MR. GARCIA: There's two electric
11 meters.

12 MR. PLATT: And there's three gas meters?

13 MR. GARCIA: Yes, in the basement.

14 CHAIRMAN HANCE: You got the hot water
15 heaters in the basement, I guess?

16 MR. GARCIA: Well, I got to put a new
17 one. But like, yeah, mechanicals will be in the
18 basement, yes. The mechanicals are in the basement.

19 CHAIRMAN HANCE: We would definitely have
20 to see pictures of that.

21 MR. PLATT: I'm sorry?

22 CHAIRMAN HANCE: We would like to see
23 pictures of the separate meters.

24 MR. PLATT: Do we have pictures of the
25 separate meters? We do not. Did you take pictures

1 of the separate meters, Mr. Garcia?

2 MR. GARCIA: I did. I can show you on my
3 phone.

4 CHAIRMAN HANCE: We can't keep your phone
5 in the file.

6 MR. PLATT: That's his testimony,
7 though.

8 VICE-CHAIRMAN STILL: Like I told the
9 other --

10 MS. MASON: Is there a way to have
11 pictures like of the inside?

12 MR. EINGORN: I mean in the past, we've
13 brought people back to bring certain evidence.
14 Before you consider that, I would let you know that
15 July is busy and we've adjourned two things already.
16 So if you can consider it without the photographic
17 evidence, you wouldn't be mortgaging your future in
18 July.

19 MS. MUHAMMAD: But I just want to say for
20 the record that this was a single-family. When you
21 wanted to determine the actual use, we wouldn't go by
22 the current property card. We would go by the 1959
23 card when they were recording when they first were
24 recording. And you can visually look at this
25 property and tell it was a single-family home.

1 However, we're not here for the use. So that's it.

2 MR. PLATT: I mean, our testimony is, it
3 is set up as a duplex now. That doesn't mean it ever
4 got approval for that. Don't know. But it was
5 operating as such until it became vacant.

6 MR. EINGORN: Right. So the issue for
7 the Board is, a duplex is a permitted use in the R-2
8 Zone where this is located. The applicant is here
9 tonight seeking bulk variances for size, width and
10 parking related to the request for a duplex.

11 MR. PLATT: All of which are
12 preexisting.

13 MR. EINGORN: They are preexisting
14 conditions assuming that this was a single-family
15 home. Questions?

16 MS. MOSS: Are the houses next to it a
17 duplex; do you know?

18 MR. GARCIA: Not to my knowledge. I
19 don't know. I wouldn't know. I don't want to say
20 I do but I don't really know.

21 MR. EINGORN: Questions; concerns;
22 comments?

23 CHAIRMAN HANCE: Because we usually get
24 pictures of those items, and then if we let it go
25 this time, what about the next person?

1 MS. MASON: There's no evidence.

2 MR. EINGORN: So what I'm hearing is, you
3 want to see interior pictures and meter pictures; is
4 what you're saying?

5 CHAIRMAN HANCE: We would like to see
6 meter pictures, yes.

7 MS. MOSS: Yes.

8 MR. EINGORN: So the Board is requesting
9 pictures of the interior and the meters. We'll
10 adjourn you to July to get some pictures; open to the
11 public; and to do a discussion and a motion.

12 CHAIRMAN HANCE: Just pictures on that
13 wall with meters on there. It's more convincing than
14 just saying, okay, we have them.

15 MR. PLATT: Do you want to see the
16 mechanicals in the basement as well?

17 CHAIRMAN HANCE: If we could, yes.

18 MR. PLATT: Do you understand what
19 they're looking for?

20 MR. GARCIA: Yes. Whatever pictures
21 they need me to take, I'm willing to cooperate.

22 MR. PLATT: They want to see all the
23 meters. They want to see the mechanicals in the
24 basement. And they also want pictures of the
25 interior of the basement and both floors where the

1 living spaces will be. Showing the kitchen and
2 everything else. Okay?

3 MR. GARCIA: Yes.

4 CHAIRMAN HANCE: It would show us that it
5 was being used as a duplex because it's not here.
6 You have pictures but...

7 MR. EINGORN: You have a picture of the
8 outside.

9 MR. GARCIA: Right.

10 MR. EINGORN: The Board is looking to see
11 what was there when you bought it.

12 MR. PLATT: Fair enough.

13 MR. EINGORN: So for the public, this
14 matter is being adjourned to the July meeting for
15 demonstration of the photographic evidence
16 regarding the property and the remainder of the
17 Board's application; open to the public and all that.
18 So if you're here tonight for this application, it's
19 being adjourned to July.

20 MR. PLATT: Could you see if anyone is
21 here?

22 MR. EINGORN: Is anybody here for this
23 application? None. So adjourned.

24 MR. PLATT: We will see you in July.
25 Thank you.

1 MR. EINGORN: Thank you, Counsel. Thank
2 you, sir.

3 MR. GARCIA: Thank you.

4 MR. EINGORN: The next matter on the
5 agenda is, RJJ Brothers, Incorporated, 938 N. 3rd
6 Street. Good evening, Mr. Izzo. Do you want to put
7 your appearance on the record?

8 MR. IZZO: Yes. Charles Izzo attorney
9 for applicant RJJ Brothers, Inc. And we got Mr.
10 Jack Ayoub who is going to support the application.

11 MR. EINGORN: Mr. Ayoub, would you raise
12 your right hand, please.

13 - - -

14 JACK AYOUB, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

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

20 MR. AYOUB: Jack Ayoub, 10 Golf View
21 Drive, Voorhees, New Jersey.

22 MR. AYOUB: Yes.

23 MR. IZZO: Mr. Ayoub, you're before the
24 Board with an application for a bar, a tavern at 938
25 N. 3rd Street.

1 MR. AYOUB: Yes.

2 MR. IZZO: And you happen to operate a
3 different tavern in North Camden also, don't you?

4 MR. AYOUB: Yes.

5 MR. IZZO: What is the story with 938 N.
6 3rd Street. Mr. Ayoub, you bought the building in
7 the early 2000's or 1999. And to my knowledge,
8 before me, 60 years back, it has always been a bar.
9 That building has always been a bar and never been
10 used, especially the first floor, other than a bar.

11 There are two other units on the second
12 and third floor as a residential. But the first
13 floor has always been a bar through the history of --
14 since 1950, I think. We did operate as a bar and we
15 opened, and we were in business up to 2006. The bar
16 opened, licensed and zoning approval and ABC
17 approval.

18 MR. IZZO: What's the name of that
19 establishment?

20 MR. AYOUB: Jack's Bar.

21 MR. IZZO: In 2006 the bar closed?

22 MR. AYOUB: It wasn't economically
23 sufficient to sustain the operation so that's why we
24 had to... And we have another bar so we assumed that
25 the neighborhood is not...

1 MR. IZZO: While you were open you had
2 City zoning approval to be engaging in that business
3 at that particular locations, right?

4 MR. AYOUB: Yes.

5 MR. IZZO: And you happened to have saved
6 the document from when you opened it that showed you
7 had a zoning permit, didn't you?

8 MR. AYOUB: Yes.

9 MR. IZZO: And now obviously, your
10 application is to reopen and resume business there
11 with a license which you own, right?

12 MR. AYOUB: Yes.

13 MR. IZZO: And what do you propose to
14 build there or change then?

15 MR. AYOUB: Well, it's going to be
16 operated as a bar as it used to be. I have a zoning
17 approval prior as a bar and it was operating as a
18 bar. But since the zoning approval was early 2000
19 and the bar wasn't open throughout the 2006,
20 I believe the zoning officer requested we have to
21 come to a zoning meeting.

22 MR. IZZO: When you got that first
23 approval, it was granted by the zoning officer
24 without any proceedings before the Board, right?

25 MR. AYOUB: No. Because apparently they

1 knew there was a bar at that location.

2 MR. IZZO: Anything else you can tell the
3 Board about your proposal to reopen at 938 N. 3rd
4 Street; anything else?

5 MR. AYOUB: We do operate another bar in
6 the neighborhood and we haven't had any issues
7 period. We have been open for business for quite
8 many years since 2000 as well. And I believe the
9 North Camden neighborhood, it's proposed for nice
10 waterfront development coming up.

11 And I assume with the influx of the
12 development and the people, we should be in need for
13 a restaurant/fine dining and that's the purpose of
14 activating the license for the future to come and
15 open and operate.

16 MR. IZZO: Okay. That's our direct
17 testimony.

18 MR. EINGORN: Great. Just briefly, you
19 submitted a package of documents?

20 MR. AYOUB: Yes.

21 MR. EINGORN: Was this the Certificate
22 Authority to operate Jack's Bar?

23 MR. AYOUB: Yes.

24 MR. EINGORN: From the Fire Marshall,
25 this was your occupancy permit?

1 MR. AYOUB: Yes.

2 MR. EINGORN: 0607 Plenary Retail
3 Consumption License, was this for the property, sir?

4 MR. AYOUB: Yes.

5 MR. EINGORN: And behind that, you
6 provided an ABC Resolution; is that correct?

7 MR. AYOUB: Yes.

8 MR. EINGORN: And the retail license
9 application was also included in this packet; is that
10 correct?

11 MR. AYOUB: Yes.

12 MR. EINGORN: And then finally you
13 referenced the prior zoning approvals. Is this a
14 copy of that?

15 MR. AYOUB: Yes.

16 MR. EINGORN: Very good. Does the Board
17 have questions for the applicant?

18 VICE-CHAIRMAN STILL: If I'm
19 understanding him, did he say it's going to be
20 restaurant and fine dining? Is that the intent?

21 MR. AYOUB: Eventually it will be. For
22 the time being, it will open as a bar and a small
23 like food. Not in like a big spot but eventually in
24 the near future it will be.

25 VICE-CHAIRMAN STILL: No questions. Open

1 to the public.

2 MR. EINGORN: Sure. Anybody here tonight
3 in the public that like to be heard for the
4 application of RJJ Brothers, Incorporated,
5 938 N. 3rd Street, a Cert of Nonconforming use for a
6 bar and lounge? Hearing none and seeing none, we'll
7 close the public portion.

8 The applicant is here tonight seeking a
9 Certificate of Nonconforming Use for a bar at 938 N.
10 3rd Street. The testimony is that it has always been
11 a bar and then it closed in '06 and he's seeking to
12 reopen. Discussion and a motion.

13 MS. MERRICKS: So that's in my area.
14 That's in the area that I live in. Every since I've
15 known, it has been a bar. And the fact that you want
16 to make it a little fine dining down the road,
17 sounds like what we expect in North Camden because we
18 want to grow around there too like the other Camden
19 areas are glowing and growing. We want to do that
20 too. So I think it's a good opportunity.

21 MR. AYOUB: Thank you.

22 MR. EINGORN: Quick question. Do you
23 still have the apartments on the other floors?

24 MR. AYOUB: Yes.

25 MR. EINGORN: Are they currently

1 occupied?

2 MR. AYOUB: No.

3 MR. EINGORN: And they are going to
4 remain the same, correct?

5 MR. AYOUB: Yes. This building is zoned
6 as three units.

7 MR. EINGORN: I'm just -- so we can
8 include it in the permit.

9 MR. AYOUB: Yes, please.

10 VICE-CHAIRMAN STILL: Are you planning to
11 occupy them?

12 MR. AYOUB: Yes.

13 CHAIRMAN HANCE: Okay. I can say it has
14 always been a bar. I've been there a few times in my
15 younger age. It's been clean. I drive past there
16 all the time. It's very quiet even at night. So
17 it's more like a family or community bar. That's all
18 I have.

19 MS. MASON: Motion to pass.

20 MS. MOSS: Second.

21 MR. EINGORN: So we have a motion and
22 second, we'll take a roll-call vote. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Still.

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Ms. Moss.

4 MS. MOSS: Yes.

5 MR. EINGORN: And Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: Five in favor and none
8 opposed, the motion passes. Thanks gentlemen.

9 MR. AYOUB: Thank you.

10 MR. EINGORN: Again for the record,
11 Vision Capital Investments, LLC, 1715 Walnut Street,
12 that's been adjourned to the July meeting. So if
13 you've here for that, you arrived late. That will
14 not be heard tonight.

15 The next matter for the agenda is Eddie
16 Vazquez Morales, 1138 Lakeshore Drive,

17 Good evening. Are you Mr. Morales?

18 MR. VAZQUEZ MORALES: Eddie.

19 MR. EINGORN: You're Eddie, great.
20 Ma'am, are you going to testify as well?

21 UNIDENTIFIED SPEAKER: Yes, if you need
22 me too. I'm his realtor. Just here for moral
23 support and informational purposes.

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

1 - - -

2 EDDIE VAZQUEZ MORALES; LAYA IRIZARRY,
3 having first been duly sworn/affirmed, was examined
4 and testified as follows:

5 - - -

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

8 MR. VAZQUEZ MORALES: Eddie Vazquez
9 Morales, 1138 Lakeshore Drive in Camden.

10 MS. IRIZARRY: Laya Irizarry, 202 West
11 Clinton Street, Oaklyn, New Jersey 08107.

12 MR. EINGORN: Eddie, you want to
13 construct a handicap ramp and a rooftop over a porch.
14 And you've been cited, I guess, a bulk variance ramp
15 on left side is deficient. May not be permitted in
16 the front yard.

17 Are you the owner of the property, sir?

18 MR. VAZQUEZ MORALES: Yes.

19 MR. EINGORN: Is this your home?

20 MR. VAZQUEZ MORALES: Yes.

21 MR. EINGORN: Is this your home?

22 MR. VAZQUEZ MORALES: Yes.

23 MR. EINGORN: Is this a photograph of the
24 property?

25 MR. VAZQUEZ MORALES: Yes, it is.

1 MR. EINGORN: Did you already construct
2 the ramp?

3 MR. VAZQUEZ MORALES: Yes. It's not
4 complete.

5 MR. EINGORN: And is somebody in your
6 house disabled?

7 MR. VAZQUEZ MORALES: It's my daughter.

8 MR. EINGORN: Your daughter is disabled
9 and you need this for wheelchair-access?

10 MR. VAZQUEZ MORALES: Yes. This is a
11 letter from Shriners Hospital.

12 MR. EINGORN: Can I keep this?

13 MR. VAZQUEZ MORALES: Yes.

14 MR. EINGORN: So for the record, the
15 applicant has provided a Shriners Hospital Medical
16 Report for his daughter. There's personal
17 identifying information on this. We're not going to
18 accept this because we don't want to make that public
19 record. Okay? But the record will reflect that we
20 did see it.

21 So the question is, the rooftop over
22 porch, do you intend to install that over the door?
23 Is that going to go here?

24 MR. VAZQUEZ MORALES: Yes. Just to the
25 door.

1 MR. EINGORN: Between these two posts
2 here?

3 MR. VAZQUEZ MORALES: Yes. That's it.
4 That's for the rain and to provide a better quality
5 of life. That's for my daughter.

6 MR. EINGORN: Sure. Is it going to cover
7 the whole ramp.

8 MS. IRIZARRY: Not the whole ramp. Just
9 the rooftop so that she doesn't get wet.

10 MR. VAZQUEZ MORALES: Just so that she
11 doesn't get wet when it's raining.

12 MR. EINGORN: Very good. Does the Board
13 see what the applicant is trying to do here?

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Have you talked to your
16 neighbors?

17 MR. VAZQUEZ MORALES: Sorry?

18 MR. EINGORN: So the ramp is like right
19 up against the fence. Is this your fence?

20 MR. VAZQUEZ MORALES: Yes.

21 MR. EINGORN: And your neighbor next
22 door, they have no issue with this, right?

23 MR. VAZQUEZ MORALES: I talked with her
24 and she said she has no issues.

25 MR. EINGORN: Is she here tonight?

1 MR. VAZQUEZ MORALES: No, I don't think.
2 I have a friend with me. I asked for help.

3 MR. EINGORN: Seems like a reasonable
4 request. Does the Board have questions of the
5 proposed ramp or awning?

6 CHAIRMAN HANCE: Yeah. Was this
7 professionally done or did you do it yourself?

8 MR. VAZQUEZ MORALES: Myself.

9 MR. EINGORN: Are you a professional?

10 MR. VAZQUEZ MORALES: No. But I have --
11 some friends helped me. Sometimes I asked for help
12 and we made it.

13 VICE-CHAIRMAN STILL: How long has this
14 been up?

15 MS. IRIZARRY: He just purchased the home
16 June 5, 2025 so pretty immediately after because the
17 baby, she's wheelchair-bound. So he needed
18 accessibility for obvious reasons that include
19 safety.

20 VICE-CHAIRMAN STILL: Got you. Open to
21 the public?

22 MR. EINGORN: I'm happy to open to the
23 public. Anybody here tonight that like to be heard
24 on the application regarding 1138 Lakeshore Drive,
25 proposal for a handicap ramp and a awning over the

1 porch front door? Hearing none and seeing none,
2 we'll close the public portion.

3 The applicant is here tonight for what
4 appears to be bulk variances related to the
5 construction of the ramp on the left side.
6 I would note for the record that the property itself
7 shares a party wall on both sides and, therefore,
8 really doesn't have a side yard so-to-speak; really
9 just a front yard. That said, citing 870-189(C) for
10 possible issues with the front yard. So bulk
11 variance application. The Board should do a
12 discussion of the Positive and Negative Criteria and
13 make a motion.

14 VICE-CHAIRMAN STILL: I think the biggest
15 thing is, he spoke to his neighbors already. His
16 neighbors understand for obvious reasons why he's
17 doing what he's doing. I think that's the biggest
18 thing.

19 MS. MOSS: It's necessary for his baby's
20 quality of life. I agree.

21 CHAIRMAN HANCE: I'm just concerned with
22 the construction. I have installed these ramps
23 before. And we had to go by certain heights, weight
24 limits and stuff like that.

25 MS. IRIZARRY: Correct. And there's a

1 slope issue. The step is very steep. So because the
2 step is so steep, they had to make it way longer
3 because she's heavy and it's an oversized wheelchair.

4 CHAIRMAN HANCE: Right.

5 MS. IRIZARRY: So they needed to slope it
6 a bit longer so that they can get her up and out
7 easier. And it's right in his front yard so they
8 park right in front of the ramp so they can just take
9 her out and put her in. What they're calling the
10 porch is just a landing strip. It's just the top of
11 the step. So they just put wood there so that she's
12 able to be flush with the doorway and get in and out
13 easier. There's not a step there.

14 CHAIRMAN HANCE: Right. I'm not
15 concerned with that, that's fine, the length. I'm
16 just concerned with the weight limit. There is a
17 special weight limit.

18 MR. EINGORN: What I would suggest is,
19 make it a condition of approval that they seek a
20 construction permit so that it can be inspected for
21 compliance. Is that acceptable?

22 CHAIRMAN HANCE: Yes, I agree with that.

23 MR. EINGORN: If granted, you'd request a
24 construction permit and then the construction office
25 would then inspect it for you.

1 CHAIRMAN HANCE: I'm just going by the
2 safety for your daughter.

3 MS. IRIZARRY: His daughter.

4 CHAIRMAN HANCE: His daughter. Your
5 daughter, Mr. Vazquez. I have a big heart with that
6 and stuff like this. We have to keep her safe.

7 MS. IRIZARRY: Sure, we agree.

8 MR. VAZQUEZ MORALES: We agree.

9 VICE-CHAIRMAN STILL: Motion to pass with
10 conditions.

11 MR. EINGORN: Do we have a second?

12 CHAIRMAN HANCE: Second.

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

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Still.

17 VICE-CHAIRMAN STILL: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Moss.

21 MS. MOSS: Yes.

22 MR. EINGORN: And Ms. Mason.

23 MS. MASON: Yes.

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

1 MR. VAZQUEZ MORALES: Thank you.

2 MR. EINGORN: The next matter is Jonathan
3 Gabay, 640 to 642 Pine Street.

4 CHAIRMAN HANCE: Madam Secretary, I have
5 to recuse myself from this case.

6 MS. MUHAMMAD: Yes, sir.

7 MR. EINGORN: Oh that makes it a problem.

8 MR. GABAY: Why?

9 MR. EINGORN: Because we need five
10 people. You just lost your quorum.

11 MR. GABAY: So if I don't have a quorum,
12 I can't get a use variance?

13 MR. EINGORN: Well, you need five
14 affirmative votes and there's only four people. My
15 understanding is that, Mr. Hance is employed by you
16 or one of your entities which would eliminate him
17 from --

18 MR. GABAY: I understand that.

19 MR. EINGORN: You wouldn't want the
20 appearance of impropriety.

21 MR. GABAY: I wouldn't want any
22 conflicts. How would this --

23 MR. EINGORN: We'll have to adjourn you
24 to July.

25 MR. GABAY: I won't be here July 6th.

1 Is there any inter -- is there going to be any
2 because I remember at the time they had some meetings
3 and they did special meetings.

4 MR. EINGORN: We're discussing a special
5 meeting. The problem is, I can't adjourn you now for
6 a special meeting that doesn't exist yet. That's
7 what I asked Evita about. I was going to try to do
8 that. The problem is, if we -- if you want to be on
9 a special meeting that get's scheduled in the middle
10 of June, you're going to have to renotice which
11 means, you're going to have to pay all the renoticing
12 fees which I was trying to avoid for you.

13 MR. GABAY: I mean, if that will get --

14 MS. MUHAMMAD: We can schedule you for
15 July. And if you can't make it, we'll adjourn you.

16 MR. GABAY: I definitely can't make it
17 for July. I have a family wedding and I won't be
18 here.

19 MR. EINGORN: So how about we do this.
20 We're going to adjourn you to August. If there's a
21 special meeting in the middle of the month, we'll let
22 you know.

23 MR. GABAY: I don't mind renotice.
24 I mean, this is a matter of opening my business and
25 not so. I would rather --

1 MR. EINGORN: So my point is this:
2 You're not going to be here in July. But if there's
3 a special meeting in the interim, we'll let you know
4 in advance so you can notice for that. Okay?

5 MR. GABAY: Okay.

6 MR. EINGORN: And we'll get on the
7 special meeting if it happens. We are potentially
8 anticipating one because I think PBCIP has something
9 time-sensitive.

10 MR. GABAY: Do you anticipate and I know
11 you can't say exactly, do you know when it might be
12 on the agenda for? Just so that I can --

13 MS. MUHAMMAD: Absolutely not. And
14 that's why I offered to put it on for July and
15 adjourn it. So even if you were on for July, we can
16 adjourn it to the special meeting if I had a date by
17 then. But if you absolutely want to put it on for
18 August, you have to wait for August for something to
19 come up, otherwise, you will have to renotece.

20 MR. EINGORN: Right. If we get a special
21 meeting in July.

22 MR. GABAY: Then what's the meeting date
23 for July?

24 MS. MUHAMMAD: July 6th.

25 MR. EINGORN: July 6th.

1 So what Evita is saying is, if the
2 special meeting ends up in July at the July 6th
3 meeting, I can adjourn you to that special meeting.
4 But if we bump you to August now, we can't give you
5 that courtesy. You're already on for August.

6 MR. GABAY: So if I go for July, can I
7 give you a mention of adjournment slightly before
8 that in anticipation? Like we can go on for July in
9 the event we push for that special meeting, if not,
10 then I'll adjourn -- I'll make the formal request to
11 adjourn to August.

12 MR. EINGORN: That is what Evita is
13 suggesting.

14 MS. MUHAMMAD: That's everything I've
15 said already.

16 MR. GABAY: I'm just trying just to --
17 cause this is throwing me off a little bit. But,
18 okay, no problem. I understand. I didn't understand
19 that we weren't going to have that level of quorum.

20 MR. EINGORN: I didn't either. I'm
21 sorry. And I didn't know we had a conflict.

22 MR. GABAY: I totally understand.

23 MR. EINGORN: Sorry about that.

24 MR. GABAY: Thank you to the Board. I
25 appreciate it.

1 UNIDENTIFIED SPEAKER: I have a question
2 regarding the special meeting.

3 MR. EINGORN: Please come forward. How
4 are you this evening?

5 UNIDENTIFIED SPEAKER: Hi. I heard you
6 guys mention something about a special meeting. Is
7 that something that us residents will get notified
8 about?

9 MR. EINGORN: So there's no special
10 meeting yet. We don't have anything scheduled
11 because we haven't organized it. But notice is
12 published in advance. We do that on the City's
13 website.

14 MS. MUHAMMAD: Well, yeah. You saw the
15 agenda.

16 MR. EINGORN: I'm talking about when we
17 do the special meeting, do we post the notice on the
18 website too?

19 MS. MUHAMMAD: Yes, it's noted. But you
20 can give us a call-back. You can all call my office
21 July 6th of the next meeting or the day after. If it
22 is a special meeting, I will give you notice of that
23 verbally. And if that doesn't happen, I'll let you
24 know if it's going to be moved to August. So you can
25 keep in touch with me and I can keep you informed of

1 when this is going to be heard. But you have to call
2 me.

3 UNIDENTIFIED SPEAKER: I will.

4 MR. EINGORN: And if we have a special
5 meeting in the middle of June, Mr. Gabay will have to
6 provide physical notice so you'll receive more
7 mailings.

8 UNIDENTIFIED SPEAKER: Okay.

9 MR. GABAY: No problem.

10 MR. EINGORN: So we're adjourning to
11 July. July 6th is the meeting. Right? But if we
12 have a special meeting in June then Mr. Gabay will
13 have to notice for that because he's been adjourned
14 past that already. Got it?

15 UNIDENTIFIED SPEAKER: Yes. And we're
16 not allowed to ask any other questions at this time?

17 MR. EINGORN: About the application?
18 The application isn't being heard.

19 UNIDENTIFIED SPEAKER: Right. It's just
20 one question that I had because we got a notification
21 and it seems to come from a different person other
22 than who the owner was here last. So I was just
23 wondering if they switched --

24 MR. GABAY: If they want me to clarify it
25 in the hallway, I have no problem talking about it

1 just to smooth things over. Only because I have no
2 problem. If I'm going to be seeing you at this
3 meeting or the next one, I'll be happy to resolve it
4 with them.

5 MR. EINGORN: Okay. That's fantastic.

6 MR. GABAY: I'd rather just solve any
7 sort -- at least we'll be more informed.

8 UNIDENTIFIED SPEAKER: Okay. That's fine
9 with me.

10 MR. EINGORN: Any procedural questions
11 for us?

12 UNIDENTIFIED SPEAKER: No.

13 MR. EINGORN: Okay. Thanks for coming
14 out. So, again, adjourned to July 6th.

15 The next matter is Raye-Ann Quarcoopome,
16 643 State Street.

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

19 - - -

20 RAYE-ANN QUARCOOPOME, having first been
21 duly sworn/affirmed, was examined and testified as
22 follows:

23 - - -

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

1 MS. QUARCOOPOME: My name is Raye-Ann
2 Quarcoopome, 99 4th Avenue, Hamilton, New Jersey
3 08619.

4 MR. EINGORN: So you're here tonight for
5 a use variance, bulk variance and site plan for a
6 rooming house; is that accurate?

7 MS. QUARCOOPOME: Yes.

8 MR. EINGORN: And that's for the property
9 at 643 State Street?

10 MS. QUARCOOPOME: Yes. I wasn't sure
11 what to put. I didn't get much.

12 MR. EINGORN: I'm sorry. You have to
13 speak a lot louder.

14 MS. QUARCOOPOME: I wasn't sure what to
15 put in the packets

16 MR. EINGORN: Everything.
17 So you own the property?

18 MS. QUARCOOPOME: Yes. I purchased the
19 property on March 2nd, 2025.

20 MR. EINGORN: Is it currently
21 single-family?

22 MS. QUARCOOPOME: It is.

23 MR. EINGORN: And you're looking to
24 establish a rooming house for how many rooms?

25 MS. QUARCOOPOME: The property currently

1 is a five-bedroom, two-bathroom home. So the first
2 floor currently has a living room, dining room,
3 kitchen style. And then the second floor has three
4 bedrooms with one bathroom. And then there's a third
5 level with two bedrooms and one bathroom up there.
6 May I continue?

7 MR. EINGORN: Oh, this is your
8 application. Absolutely. I was just trying to help
9 you out.

10 MS. QUARCOOPOME: Thank you. I
11 appreciate that very much. I was speaking to a
12 couple of the neighbors and their suggestion to me
13 was, you know, convert the properties to a rooming
14 house. It's a large home and it's hard to find
15 families who are able to afford it and be able to
16 fill it. A lot of people are expressing interest in
17 it but they were more looking for a 3-bedroom house.
18 So this is one of the ideas that I came up with.

19 I'm a licensed clinical social worker.
20 I've worked in hospitals, the health field for a long
21 time. So I reached out to the Board of Social
22 Services and also to the Veterans to see if they have
23 a need for something like this. And I've received
24 positive feedback from them that this is something
25 that -- that there's a need for it in this

1 community. So that's what I'm aware. I'm
2 particularly thinking about women and children or
3 veterans; like special communities.

4 MR. EINGORN: Tell us a little more about
5 the house? Is it detached; does it have attached
6 neighbors?

7 MS. QUARCOOPOME: It's attached. It's an
8 attached home. It's currently occupied. There's
9 like a small front porch in the front of it. There's
10 only like a small area in the back. There's a back
11 entrance and a small area in the back. There's not
12 like a real big back yard or anything like that.

13 Someone purchased the lot behind the
14 property. So they're using like the back of their
15 house plus the back of that house. I think they were
16 separate lots. So the City -- I checked the City.
17 It's not an adopted property. Someone actually
18 purchased it. I don't have the ability to utilize
19 that space.

20 MR. EINGORN: Does it have an adjoining
21 wall on both sides or just one side?

22 MS. QUARCOOPOME: Both.

23 MR. EINGORN: Both sides.

24 MS. QUARCOOPOME: Actually, I'm going to
25 take that back. I think it's one side. Because

1 there is -- from the front of the property, you can't
2 tell it's attached from the front. But if you go out
3 the back door, there is like an alleyway on the one
4 side. So it's not attached on that side. But from
5 the front, it looks like it's attached on both sides.
6 Like it's partially attached on both sides, though.

7 MR. EINGORN: Okay.

8 MS. MOSS: Is it vacant now?

9 MS. QUARCOOPOME: It's currently rented
10 actually. I just got a tenant May 1st I think or
11 April 15th, something like that. So it's currently
12 rented. So this is a plan, like a future plan that I
13 have to do.

14 VICE-CHAIRMAN STILL: So it's rented
15 right now as a --

16 MS. QUARCOOPOME: It's rented as a
17 single-family. I have one person in there because
18 I've been carrying the mortgage for almost a year and
19 not having any income so I just found someone that
20 needed the space for now.

21 MR. EINGORN: The applicant here is
22 requesting a use variance for a rooming house. As
23 the Board is aware, rooming houses are not permitted
24 in the City of Camden. And then bulk variances for
25 lot area, lot width, and lot depth. I'm assuming the

1 small back yard has something to play into that.
2 Off-street parking, is there any off-street parking,
3 a garage, a driveway?

4 MS. QUARCOOPOME: I'd love to have that
5 but no.

6 MR. EINGORN: No off-street parking.
7 Okay.

8 MS. QUARCOOPOME: My thought is that the
9 population is going to be semi-transient. So I'm not
10 sure how many people are going to have a vehicle.
11 It's State Street so it's a major thru-way and
12 there's buses along the road.

13 MR. EINGORN: Did you request a site plan
14 waiver?

15 MS. QUARCOOPOME: I'm sorry?

16 MR. EINGORN: You were cited for site
17 plan. Did you request a site plan waiver?

18 MS. QUARCOOPOME: Yes.

19 MR. EINGORN: So is there any proposed
20 changes to the building; the property itself to
21 change the lighting?

22 MS. QUARCOOPOME: No.

23 MR. EINGORN: Does the Board have any
24 questions. Open to the public?

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Anybody in the public
2 tonight that like to be heard on the application
3 regarding 643 State Street, an application for a
4 rooming house, use variance, bulk variance approvals
5 and site plan waiver? Hearing none, seeing none,
6 we'll close the portion.

7 VICE-CHAIRMAN STILL: So counselor you
8 just said that rooming houses are not allowed in the
9 City of Camden. Kind of like supersedes anything
10 that the application is letting us know we're asking
11 this for?

12 MR. EINGORN: Right. So remember, it's a
13 use variance application because it's not permitted
14 so that's why she's here. And the applicant has the
15 burden of proving the Positive and Negative Criteria
16 which would include public benefit which would
17 include there being an undue hardship to the property
18 owner if this weren't allowed, those considerations.
19 So the Board should consider that and the applicant's
20 testimony. Whether or not the Board believes that
21 the detriments -- the benefits would outweigh the
22 detriments.

23 VICE-CHAIRMAN STILL: But I personally
24 feel because it's being rented right now as a
25 single-family home, that renting it as a

1 single-family home is, in fact, possible. And I
2 don't agree with making it a rooming house or the
3 need for a rooming house. There's other ways to put
4 people in the property.

5 MS. MASON: Well, I'll say this. The
6 North Camden Neighborhood Plan is family homes. And,
7 so, the vision collectively from the community from
8 the City, is not to -- it's not to say that we don't
9 want the rooming home. But in that area of State
10 Street, North Camden, that waterfront area, it's all
11 connected and the Neighborhood Plan is to have it
12 thriving as family homes. Whether it's affordable
13 homes; whether that's market-rate homes. We're
14 looking for homes.

15 And what we've seen in the past, because
16 I am a resident of North Camden, is that these homes,
17 they bring blight. Right? As you mentioned they're
18 transient folks and we do on State Street have
19 homeowners as well and families that are there. And
20 it also causes, you know, concern for sex offenders.
21 We've experienced a lot.

22 We've had our share of rooming homes and
23 experiences. And just as someone who is also
24 raising, you know, kids in that area as well. And,
25 again, it being something of transient and not

1 something of, you know, trying to stabilize the
2 community. And not so much it being transient.

3 I just agree with the City as far as just
4 not having the rooming homes right now. Specifically
5 because the Neighborhood Plan is a collective of what
6 the neighborhood, the people that live there, what
7 they want to see in collaboration to the City. And,
8 unfortunately, rooming homes is just not a part of
9 that Neighborhood Plan.

10 The Neighborhood Plan is accessible so
11 you can go online and pull that Neighborhood Plan.
12 You can go through Camden Lutheran Housing as well.
13 And you can see what the plans are and maybe kind of
14 come back, whether it's a family home; whether it's a
15 duplex; whatever it is that is more applicable to
16 what the City is looking for.

17 MS. QUARCOOPOME: Like converting it into
18 a 2-family residence instead of --

19 MS. MASON: Instead of a rooming home.

20 MS. QUARCOOPOME: -- or something like
21 that?

22 MS. MASON: Yeah. So, again, my
23 suggestion would be, pull up the Neighborhood Plan.
24 I know you spoke to neighbors. But in each
25 neighborhood, there is a collective that shows what

1 the people, the residents, what the City, what we are
2 looking for as far as development; as far as growth
3 in each of our neighborhoods. And so when we have
4 investors that come, we'd like to see that you pulled
5 that so that it is in accordance with what we have
6 the vision for Camden. It's no longer what it was
7 before.

8 MS. QUARCOOPOME: Right. There is an
9 opportunity to have co-living. Have you heard of
10 co-living where people rent out rooms but they're not
11 necessarily -- it's not the transient necessarily
12 population, but it's like nurses who are doing travel
13 nurses and things like that. There is that ability
14 to do it too. I would just have to put money into
15 it.

16 MS. MASON: What we're talking about is
17 Workforce Housing.

18 MS. QUARCOOPOME: Or the college
19 students. I have two teenage boys. So my original
20 plan when I purchased the house was, that's a home
21 that I want my boys to live in when they go to
22 Rutgers University because actually my day job is,
23 I'm a therapist at Rutgers University in New
24 Brunswick. So that was my original thought when I
25 purchased the home. It's just I am losing a lot of

1 money. I tried. I had a family in there that I
2 rented it ot. My bleeding heart to a family and they
3 sublet it to other people and they destroyed it.

4 So I have been paying two mortgages for
5 months and months and months. And I had a realtor
6 that I became acquainted with who is from Camden and
7 he was going to come with me but he couldn't tonight.
8 And he found this person who is currently renting a
9 home and he's just somebody who came back, relocated
10 back from Georgia, who is a contractor by the way.
11 And so he's just renting it out just to kind of stop
12 me from bleeding because it has been really hard. I
13 just haven't been able to find people who can afford
14 the rent quite frankly. It's a 5-bedroom. Not that
15 I'm trying gouge people but I'm losing money. Even
16 with the rental that I have right now, I'm not making
17 what my mortgage payment is.

18 MR. EINGORN: So remember, the Board's
19 consideration isn't just you and your ownership.

20 MS. QUARCOOPOME: Right. It's the
21 neighborhood.

22 MR. EINGORN: Well, not just the
23 neighborhood too. Everybody who does what they do,
24 starts with good intentions, right?

25 MS. QUARCOOPOME: Yes.

1 MR. EINGORN: But the approvals that --
2 let's say you got an approval for a rooming house.
3 Your approvals don't end when you sell the house or
4 God forbid you pass away, or you live to 120
5 and the next person ends up and your family ends up
6 with the house. Right? The approvals would go with
7 the land in perpetuity. And let's say you sell it to
8 the next guy. And the next guy is a slumlord.
9 Right? And so you did an amazing job and the place
10 is always perfect and every renter is the perfect
11 tenant. They are perfect in the community; they have
12 the well-being of everybody.

13 But the next guy who comes in, is a
14 slumlord. He takes anybody. And now it's a place of
15 impropriety where people come and do bad things.
16 Right? And so, the consideration of the Board isn't
17 just, hey, what is the applicant going to do. It's
18 also, hey, what could happen after the applicant is
19 here? Right? Because this approval is permanent.
20 And that's part of the issue, right? And so they
21 have to take that into consideration which is, hey,
22 maybe you get these approvals and you own it for a
23 year and you go, man, this is not for me; it has been
24 nothing but trouble. The next guy and he's not a
25 nice guy or gal.

1 MS. QUARCOOPOME: Even Section 8 says
2 that, you know, I've even reached out to them. They
3 won't -- they'll rent to me but it's not -- how many
4 families will you need a 5-bedroom home? You would
5 have to have like 8-plus people in your family size
6 to be able to rent that property for them to approve
7 it. So it's really tough. I thought it was a good
8 thing that I was buying a 5-bedroom, 2-bathroom
9 house. But it's turning out not to have been such a
10 good idea.

11 MR. EINGORN: Maybe it's time for you to
12 move in.

13 MS. QUARCOOPOME: Yeah, maybe. I don't
14 have that family size either.

15 MS. MASON: Families in North Camden
16 particularly, like I said, there's owners. A lot of
17 families are looking to purchase homes. We have a
18 lot of programs that will help them as well, you
19 know. I understand the concept of, you know, getting
20 revenue, residual income. But, again, just doing
21 your due diligence.

22 The Neighborhood Plan, North Camden
23 Neighborhood Plan, that will help you out to see the
24 vision. And I think this is something of resource
25 that a lot of our investors need to know because

1 they're making these purchases and not
2 understanding what the need or the vision is.

3 MS. QUARCOOPOME: Where is the
4 Neighborhood Plan?

5 MS. MASON: You can go right online.
6 It's right on the Camden City website.

7 MS. QUARCOOPOME: Okay.

8 MS. MASON: You can access it through the
9 Camden Lutheran Housing website as well.

10 MS. QUARCOOPOME: Am I able to come back
11 to the Board or just because I did this, that's it
12 for me?

13 MR. EINGORN: The Board hasn't voted on
14 anything yet. Let's just play it out and make
15 pretend you got denied. Okay?

16 MS. QUARCOOPOME: Okay.

17 MR. EINGORN: You can't come back for
18 another rooming house because they have what's called
19 res judicata which is a fancy legal latin word for
20 saying, you already tried that once; you can't try it
21 again. But you would have your rights to appeal. So
22 if you didn't like the Board's determination, you
23 could go to Superior Court of New Jersey and appeal
24 the decision.

25 But let's say you decide you want to make

1 this, I don't know, anything else, a duplex, a
2 triplex, a warehouse, I don't know, whatever; any
3 other use. That's a substantial change in your
4 application. You could come back and make that
5 application. That's a little more legal advice than
6 I'm generally willing to give.

7 MS. QUARCOOPOME: I appreciate that.

8 MR. EINGORN: You're welcome.

9 MS. QUARCOOPOME: No more roommates.

10 MS. MASON: North Camden is a good area.
11 It is a development area. You just need the
12 resources to see what the vision is and then you can
13 accommodate based off of that.

14 VICE-CHAIRMAN STILL: And I think a big
15 thing for us is keeping the integrity of the
16 neighborhood.

17 MS. QUARCOOPOME: Okay. Actually, I've
18 considered that. I mean, I guess I should talk to
19 somebody, a planning person, like an architect and
20 see what the options are. I'm not sure it'll be me.
21 I don't know. I've lost a lot in this adventure.

22 MR. EINGORN: Most use variances that are
23 granted are something that's taking a use that's not
24 as consistent with what's already there and making it
25 consistent with what's there now. Right?

1 So if you have a house and it's in a
2 neighborhood of houses but the zone has changed or
3 something like that. Or you had an industrial
4 building and the neighborhood -- it's really not a
5 neighborhood, but like the industrial area around it
6 has become more retail and now you need a use
7 variance to change the industrial use to the retail,
8 or something like that where you can show that it's
9 consistent with the neighborhood. And you're kind
10 of -- but this isn't really a standard, but it gives
11 you an idea which is, you're kind of changing the
12 neighborhood to what the property to what it should
13 be in the neighborhood.

14 MS. QUARCOOPOME: Like commercial or
15 multi-unit or any of those things?

16 MR. EINGORN: So in this instance it's
17 already a residential neighborhood, right? And so
18 you have a house that's consistent with the
19 residential neighborhood. Now you're in an R-2 Zone
20 so there's going to be things that are permitted
21 already. Right? You won't need a use variance for
22 some of those things. But you'll still need bulk
23 variances for lot area, width, depth and parking.
24 Because you don't have any parking. Does the Board
25 want to --

1 VICE-CHAIRMAN STILL: I vote to deny the
2 application.

3 MS. MASON: Second.

4 MR. EINGORN: So we have a motion to deny
5 and a second. Remember that any vote of 'yes' is in
6 favor of the motion to deny. And any vote of 'no'
7 would be against the motion to deny. We'll take a
8 roll-call 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. Moss.

15 MS. MOSS: Yes.

16 MR. EINGORN: And Ms. Mason.

17 MS. MASON: Yes.

18 MR. EINGORN: So we have five in favor of
19 denial and none opposed, so the application is
20 denied. I'm sorry.

21 MS. QUARCOOPOME: Thank you.

22 MR. EINGORN: Now we have Resolutions.
23 Let's start with April. So everybody but Ms. Moss
24 can vote on the Resolutions for April. And those
25 Resolutions are:

1 Granting Nonconforming Use for Abraham
2 Ituah, 822 S. 5th Street.

3 Granting Use and Bulk Variance Approval
4 for Ronald Jackson, 1409 to 1411 Mt. Ephraim Avenue.

5 Granting Use Variance Approval for Camden
6 Repertory Theater Community Development Group, 918 S.
7 Broadway, Performing Arts Facility with Residential
8 Apartments.

9 Granting Bulk Variance Approval for
10 Yehuda Kanelnsky, 718 S. 4th Street.

11 Granting Bulk Variance Approval for 1265
12 Magnolia Avenue, LLC, 4014 Westfield Avenue.

13 Granting Bulk Variance Approval for Apple
14 Tree Homes, LLC, 1244 Chase Street.

15 Granting Use and Bulk Variance Approval
16 for R. Medina Investment Properties, LLC, 412-414
17 Pine Street.

18 Do we have a motion to adopt the
19 Resolutions from April?

20 CHAIRMAN HANCE: Motion to adopt.

21 MR. EINGORN: And a second?

22 VICE-CHAIRMAN STILL: Second.

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: And Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: So moved.

8 And then for May, I did -- I got to the
9 first four.

10 The first four being: Granting Use and
11 Bulk Variance and Site Plan Waiver for the Islamic
12 Study Center, 1165 Haddon Avenue

13 Granting Resolution Revision for Mold
14 Services, 1401 to 1403 Princess Avenue.

15 Granting Nonconforming Uses for Two
16 Amigo, Inc., 1071 Magnolia Avenue.

17 And Granting Nonconforming Use for
18 Industrial Containers Services, LLC, 1900 S. 3rd
19 Street.

20 Everybody can vote on those Resolutions.
21 Do I have a motion?

22 MS. MASON: Motion.

23 MR. EINGORN: And a second?

24 VICE-CHAIRMAN STILL: Second.

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

1 vote. 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. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: And Ms. Mason.

10 MS. MASON: Yes.

11 MR. EINGORN: So moved. And we need a
12 motion to adjourn.

13 VICE-CHAIRMAN STILL: Motion.

14 MS. MASON: Second.

15 MR. EINGORN: All in favor?

16 THE BOARD: Ayes.

17 MR. EINGORN: So moved.

18 - - -

19 *(Meeting concluded at 7:25 p.m.)*
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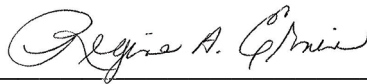
1 CERTIFICATION

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

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

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

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

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ZONING BOARD**

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