

In Re:
CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
August 3, 2026

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

- - - -

Monday, August 3, 2026

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Transcript of proceedings of the Zoning
Board of Adjustment taken in City Council Chambers,
2nd floor City Hall, 520 Market Street, Camden, New
Jersey 08101, commencing at 5:35 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
YSABEL NUNEZ
ALICIA RIVERA
URSULA MOSS
YANIECE SPENCER
TAMEEKA MASON

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

EVITA MUHAMMAD, ZONING BOARD SECRETARY
KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
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ROBERT E. HUNTER, III, P.E., P.P., C.M.E.

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1 CHAIRMAN HANCE: Good evening. Welcome
2 to the City of Camden Zoning Board of Adjustment
3 regular scheduled meeting on August 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 Wednesday, July 29, 2026. Roll
8 call, please.

9 MR. EINGORN: Chairman Hance.

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Here.

13 MR. EINGORN: Ms. Merricks. Absent.

14 Ms. Nunez.

15 MS. NUNEZ: Here.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Here.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Here.

20 MR. EINGORN: Ms. Spencer.

21 MS. SPENCER: Here.

22 MR. EINGORN: And Ms. Mason is absent but
23 she is on her way.

24 Good evening everybody. Welcome to the
25 August 3rd regular meeting of the Zoning Board of

1 Adjustment. Silence your cell phones, please. That
2 goes for our Board members too. We've all been
3 guilty of it. But it does echo off the walls and it
4 is distracting. If you want to have a conversation,
5 same thing, we can hear what's going on out there.
6 So if you just take it in the hallway for us, we'd be
7 really appreciative. Because when you come up, you
8 want undivided attention as well.

9 In a moment I'll read the list of matters
10 we have tonight. If you hear your matter, please
11 just let us know you're here. I'll mark my agenda.
12 We'll know to call you. But before you do that,
13 let's have approval of the minutes for our Special
14 Meeting from June 30th and our regular meeting for
15 July 6. Do we have a motion?

16 CHAIRMAN HANCE: Motion to approve.

17 VICE-CHAIRMAN STILL: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Still.

22 VICE-CHAIRMAN STILL: Yes.

23 MR. EINGORN: Ms. Nunez.

24 MS. NUNEZ: Yes.

25 MR. EINGORN: Ms. Rivera.

1 MS. RIVERA: Yes

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Ms. Spencer.

5 MS. SPENCER: Yes.

6 MR. EINGORN: And Ms. Mason.

7 MS. MASON: Yes.

8 MR. EINGORN: So moved.

9 Again, silence your cell phones.

10 So first matter of New Business would be
11 L'Tanya Brooks, 1255-1257 Empire Avenue.

12 MS. BROOKS: Here.

13 MR. EINGORN: Good evening.

14 The second matter is the Michaels
15 Organization, West Side Broadway Wilson/Jefferson.

16 MR. SHEEHAN: Here.

17 MR. EINGORN: Very good. The next four
18 matters so it's CSA, IV, LLC, 1719 to 1725 Broadway,
19 530 to 532 Royden Street; 606 S. Broadway; 601 St.
20 John Street. Is anybody here for CSA, IV, LCC? We
21 have a big gap in our agenda.

22 Next matter is Taniesha Wilson, 751
23 Chestnut Street.

24 MS. WILSON: Here.

25 MR. EINGORN: Good evening.

1 Holding 12, LLC, 10 N. 27th Street.

2 MR. SUGLIA: Here.

3 Jonathan Gabay, 784 Walnut? Is
4 Mr. Gabay here. Not yet? And he also has 786 Walnut
5 Street. And then, lastly, My Brothers Keeper, 502
6 State Street.

7 MS. McKOY: Here. Counsel for My
8 Brothers Keeper.

9 MR. EINGORN: Good evening, Counsel.
10 And then for the record, 1660 to 1662
11 Ferry Avenue is adjourned because their notice was
12 bad?

13 MS. MUHAMMAD: It's not ready.

14 MR. EINGORN: Did they notice, though?

15 MS. MUHAMMAD: Yes.

16 MR. EINGORN: So they noticed and they'll
17 be adjourned to the September meeting.

18 MS. MUHAMMAD: Without further notice.

19 MR. EINGORN: So if you're here for 1660
20 to 1662 Ferry, that's not being heard tonight.
21 Anybody here for that? I guess not.

22 Without further adieu, we will take the
23 first matter. Also for the Board, after we finish
24 our applications, we have Closed Session to discuss
25 pending litigation. If anybody here tonight is here

1 for a Resolution for the last couple of months, I
2 apologize. My life has been crazy and I haven't
3 gotten to them so they will not be adopted tonight.
4 But I plan to have them for our next meeting. I
5 think that takes care of all of that.

6 - - -

7 (At which time, Tameeka Mason arrives to
8 the meeting at 5:41 p.m.)

9 - - -

10 MR. EINGORN: So we'll take L'Tanya
11 Brooks, 1255-1257 Empire Avenue. Good evening, Ms.
12 Brooks, how are you? Thanks for coming.

13 MS. BROOKS: Good.

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

16 - - -

17 L'TANYA BROOKS, having first been duly
18 sworn/affirmed, was examined and testified as
19 follows:

20 - - -

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

23 MS. BROOKS: L'Tanya Brooks, 1255 Empire
24 Avenue, 08103 Camden. Thank you for this opportunity
25 to come to speak to you today on an appeal for my

1 fence at 1255 Empire Avenue. In my appeal I attached
2 Item 12 which really kind of focuses on the three
3 issues that were -- with a purpose of denial. The
4 first was the Historical Society's requirement to
5 approve the historical overlay of the fence. The
6 house was built as many of you are still here on the
7 Board in 2021.

8 I did not have to get any approval from
9 the Historical Society even though I did try to add
10 items to the property that were consistent with the
11 neighborhood. So further approval and there was
12 nothing -- so I didn't see anything on the website
13 that required that so I'm requesting that that be
14 waived. The details of the fence, I provided that
15 and it's a steel fence which is a point of
16 contention. And the purpose of that, it's a
17 four-foot fence. It's not traditional that you would
18 find around Camden but they are here.

19 The chain link fence that was adopted by
20 the City was designed in 1910 and has become very
21 popular in urban communities in 1940. What I'm
22 trying to do is add some esthetics to the community.
23 We're having different styles of housing on Empire
24 Avenue. We have houses there that were built in the
25 20's and the 30's. We also have new construction,

1 myself, and down the street that are very modern.

2 I understand that the view is important
3 so, therefore, I did not request a 6-foot fence, but
4 I'm doing a 4-foot fence so there's a clear view of
5 the entire yard, the alleyway behind it. I don't
6 want to live there with a steel fence 6 foot because
7 the neighborhood is not conducive at this time to be
8 alone in that -- not without me having that view.

9 And the third issue is requesting a
10 variance for the right-of-way of the alleyway in the
11 back. The alleyway has not been a functional
12 alleyway in several years. When someone has like
13 their -- they have an attachment on their cart. It's
14 like a storage bin thing. And that's sitting in the
15 alleyway. There's foliage all the way through.

16 The Department of Works won't even go
17 through there to pick up the trash. We requested
18 that the alleyway be cleaned out and then go back to
19 the previous procedures years ago with the pick-up
20 trash in the alleyway. The alleyway is not
21 functionals. So, again, I would like a variance not
22 to have to, you know, be accountable for that
23 requirement.

24 MR. EINGORN: Just quickly. Is this
25 pictures of the property in the question?

1 MS. BROOKS: Yes.

2 MR. EINGORN: I'm going to pass these
3 down so the Board can see them. But we need these
4 back for the file so make sure they make their way
5 back to Evita.

6 MS. BROOKS: That's what I had the master
7 property. I have a wood porch, wood steps on the
8 side in the back. The fence will be in a wood trim.
9 It's horizontal rather than vertical so it's the
10 esthetics of modern housing.

11 MR. EINGORN: So there was two fence
12 photographs that were included.

13 MS. BROOKS: That's just the style but
14 it'll be much shorter.

15 MR. EINGORN: But this is the idea?

16 MS. BROOKS: Yes.

17 MR. EINGORN: So this is the idea for the
18 fence.

19 MS. BROOKS: Yes.

20 MR. EINGORN: And there's another
21 photograph as well.

22 MS. BROOKS: Similar. The vertical --

23 MR. EINGORN: You like the second
24 photograph better? That would be your intent?

25 MS. BROOKS: Yes, with the lighter wood,

1 yes.

2 MR. EINGORN: Okay.

3 MS. BROOKS: And it's four feet.

4 MR. EINGORN: Four feet, right.

5 MS. BROOKS: So I thought if there was
6 any problems with the police, you know, if they came
7 around, it's easily accessible at four feet.

8 MR. EINGORN: Does the Board have
9 questions about the fence? Did you make an
10 application to the Historical Preservation Committee
11 already?

12 MS. BROOKS: I did.

13 MR. EINGORN: The Board doesn't have the
14 ability to waive HPC approval. So that is something
15 that you'll have to seek but the Board can grant
16 variances. You've provided the details. And then a
17 c(1) bulk variance can be granted for the fence along
18 the right of way and across the front yard.

19 MS. BROOKS: Oh, it's not front. It's --
20 the fence is from like here back. It doesn't come to
21 the front of the house. It's like three-quarters in
22 the back. I have a two-car driveway. It starts
23 after the driveway. Then it goes around and then the
24 first one in the front on the side, it comes up to
25 that point. That is a security issue.

1 MR. EINGORN: I'm looking that what looks
2 to be a survey. Is the yellow --

3 MS. BROOKS: Yes, that's the yellow.
4 That's where the fence will be. So the fence is
5 going to be like maybe two-thirds.

6 MR. EINGORN: It's really just the rear
7 of the property is the issue then?

8 MS. BROOKS: Yes.

9 MR. EINGORN: Understood. And you said
10 the alleyway is no longer functional?

11 MS. BROOKS: No, not at all.

12 MR. EINGORN: So no cars or anything
13 drive back there?

14 MS. BROOKS: No.

15 MR. EINGORN: Does the Board have
16 questions about the proposed fence?

17 VICE-CHAIRMAN STILL: How long did you
18 say it was nonfunctional?

19 MS. BROOKS: Probably around 50 years.

20 VICE-CHAIRMAN STILL: Really?

21 MR. EINGORN: Any questions or could we
22 open to the public?

23 CHAIRMAN HANCE: Open to the public.

24 MR. EINGORN: Great.

25 Anybody here tonight that would like to

1 be heard on the application regarding for a 4-foot
2 fence at 1255 to 1257 Empire Avenue? Hearing none,
3 seeing none, we'll close the public portion.

4 MS. BROOKS: I have one concern that
5 hopefully zoning could either think about it or look
6 at it. The fee for requesting the permit I think was
7 really reasonable. It's less than \$200. The charge
8 to send the certified mail to 80 people came to
9 seven -- I'm just an individual.

10 MR. EINGORN: That's a state law
11 requirement. That has nothing to do with the Zoning
12 Board.

13 MS. BROOKS: I'll take my grievance to
14 Trenton.

15 MR. EINGORN: Sorry. It is very costly.

16 MS. BROOKS: It's ridiculous for
17 individuals.

18 MR. EINGORN: So we close the public
19 portion. The Board has heard testimony tonight
20 regarding the request for a 4-foot high fence around
21 a portion of the property. The issue being in this
22 case is that it across a public -- along a public,
23 not across, a public right-of- way in an alley behind
24 the property.

25 The details of the fence have been

1 provided so the applicant is satisfied that. So
2 subject to HPC approval, the Board does have the
3 right to grant this variance to the extent that it
4 finds the applicant has met her burden of proof. So
5 we need a discussion of the Positive and Negative
6 Criteria and a motion.

7 CHAIRMAN HANCE: I think it's positive.
8 I'm very familiar with that area. I know the
9 gentleman who built that house. So I go back a
10 little. My daughter actually owns property on that
11 street. So I'm very familiar with Parkside. I think
12 it's a great idea. I think it will be a great
13 addition to what you have right now. I'm going to
14 say this, you got one of the nicest houses on the
15 block.

16 MS. BROOKS: Thank you.

17 CHAIRMAN HANCE: One of the nicest houses
18 on the block. That will only amplify what you have.
19 And also, you have a lot of traffic in that area.
20 I think a fence would be a great idea.

21 MR. EINGORN: Questions; discussion; and
22 a motion?

23 VICE-CHAIRMAN STILL: I think
24 infrastructure, any infrastructure that enhances the
25 beautification of the neighborhood or the progression

1 of our neighborhood is always a positive. As the
2 testimony was, it has been over 50 years that
3 alleyway hasn't been functioning. So I don't see
4 anything wrong with that. So it's positive.

5 VICE-CHAIRMAN STILL: Motion to pass.

6 MR. EINGORN: With the condition of HPC
7 approval?

8 VICE-CHAIRMAN STILL: Yes with
9 conditions.

10 MS. SPENCER: Second.

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

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Vice-Chairman Still.

15 VICE-CHAIRMAN STILL: Yes.

16 MR. EINGORN: Ms. Nunez.

17 MS. NUNEZ: Yes.

18 MR. EINGORN: Ms. Rivera.

19 MS. RIVERA: Yes

20 MR. EINGORN: Ms. Moss.

21 MS. MOSS: Yes.

22 MR. EINGORN: Ms. Spencer.

23 MS. SPENCER: Yes.

24 MR. EINGORN: And Ms. Mason.

25 MS. MASON: Yes.

1 MR. EINGORN: Seven in favor and none
2 opposed, the motion passes.

3 MS. BROOKS: But I still have their
4 approval?

5 MR. EINGORN: Excuse me.

6 MS. BROOKS: I have their approval.

7 MR. EINGORN: Your motion just passed for
8 the variance. You have to get HPC approval which we
9 can't give you.

10 MS. BROOKS: I have HPC approval.

11 MS. MUHAMMAD: Call me tomorrow.

12 MS. BROOKS: Okay. Thank you.

13 MR. EINGORN: For the record, Ms. Mason
14 did appear at 5:41 p.m. and was present for the
15 application.

16 MR. EINGORN: The next matter is The
17 Michaels Organization. Good evening, Counsel.

18 MR. SHEEHAN: Good evening. My name is
19 Kevin Sheehan. I'm an attorney at Parker McCay.
20 We're the attorneys for the applicant which is Croft
21 Mill Housing Associates, LLC. It's Block 497, Lot
22 20. It's located between Jefferson and Winslow
23 Streets between Broadway and 4th. It's a vacant lot
24 which used to be a mill.

25 The applicant is proposing to construct

1 64 affordable rental units with 34 of the units in
2 three townhouse-styled buildings along Winslow,
3 Jefferson and 4th, and one apartment building with
4 offices and amenities on the first floor containing
5 30 apartment units.

6 We're here tonight because the
7 multi-family in a single building is not a permitted
8 use so we're asking for a variance, a d(1) use
9 variance. We're also asking for a d(6) height
10 variance to permit that building to be 46 1/2 feet
11 where 35 feet is permitted. And a density variance
12 that is inferred from the ordinance to permit more
13 units than are permitted in the ordinance -- I'm
14 sorry -- more density than is permitted in the
15 ordinance. We're seeking preliminary and final site
16 plan approval with C variances and waivers that are
17 identified in Remington & Vernick's letter including
18 parking lot size and some other variances.

19 With me tonight are Dan Scannapieco from
20 Michaels; John Martin and Carlos Morales from Heart
21 of Camden; Val Koldomasov from Taylor Wiseman; Nathan
22 Mosley from Shropshire and Josh Eckert from Urban
23 Planning. If we could have you all come up and be
24 sworn.

25 MR. EINGORN: Let's swear our engineer

1 while we're doing this.

2 - - -

3 ROBERT E. HUNTER, III, P.E., P.P.,
4 C.M.E., having first been duly sworn/affirmed, was
5 examined and testified as follows:

6 - - -

7 MR. EINGORN: We'll swear in everybody at
8 once and then you guys can give us your
9 qualifications as you come up. Does that work?

10 MR. SHEEHAN: That works.

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

13 - - -

14 VLADISLAV KOLDOMASOV, P.E.; NATHAN
15 MOSLEY, P.E.; JOSH ECKERT, R.A., P.P.; DAN
16 SCANNAPIECO, CARLOS MORALES; JOHN MARTIN, having
17 first been duly sworn/affirmed, was examined and
18 testified as follows:

19 - - -

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

22 MR. SCANNAPIECO: I'm Dan Scannapieco.
23 2 Cooper Street, Camden, New Jersey 08012.

24 MR. MORALES: Carlos Morales, 1840 S.
25 Broadway, Camden, New Jersey.

1 MR. MARTIN: John Martin, 1840 S.
2 Broadway, Camden, New Jersey.

3 MR. KOLDOMASOV: Val Koldomasov of
4 Taylor, Wiseman & Taylor, project engineer with the
5 firm. Business address is 804 East Gate Drive, Suite
6 100, Mt. Laurel, New Jersey.

7 MR. MOSLEY: Nathan Mosley, 277 White
8 Horse Pike, Atco, New Jersey.

9 MR. ECKERT: Josh Eckert, 2 Cooper
10 Street, Camden, New Jersey.

11 MR. SHEEHAN: Thank you. So first is Dan
12 Scannapieco with Michaels Organization. Dan, can you
13 just give them an overview of the project from your
14 prospective?

15 MR. SCANNAPIECO: Thanks, Kevin. Dan
16 Scannapieco with Michaels. I'm here to present Croft
17 Mill which is the proposed development of 64 units in
18 the Waterfront South Community. The Michaels
19 Organization has been a national leader in the real
20 estate space for over 50 years. We've been in the
21 City of Camden for over 30 years and have developed,
22 owned and managed over 1,600 units in the City of
23 Camden. With us today is our partner and
24 co-developer the Heart of Camden who is based out of
25 the Waterfront South Community just blocks away from

1 the site itself which Kevin mentioned, is at the
2 corner of Winslow and Broadway.

3 The site was formerly used as a textile
4 mill. It was unfortunately burnt down in 2011. And
5 this partnership creates the strategic partnership
6 and opportunity to provide quality, safe, affordable
7 housing for the community and the members of the
8 community in the Waterfront South neighborhood.

9 Over the past several months, the Michaels
10 Organization and the Heart of Camden have done due
11 diligence on the site. We've progressed the design
12 to a point where we like to present to you all today.

13 We appeared before the Historic
14 Preservation Committee where we have received their
15 approval. We submitted to the New Jersey Housing and
16 Mortgage Finance Agency for a four percent loan and
17 housing tax credits, as well as the EDA for Aspire
18 state tax credits. Again, we thank you all for
19 hearing us today as we present our plans. I'm going
20 to turn it over to Carlos from the Heart of Camden
21 who is the executive director.

22 MR. MORALES: Good evening. My name is
23 Carlos Morales. I'm the executive director of the
24 Heart of Camden. The Heart of Camden has been around
25 since 1984. It is a community-driven organization.

1 we've renovated nearly 300 homes. In terms of
2 community engagement, this is a project that has been
3 in the community's vision and dreams from our first
4 neighborhood plan that was created nearly ten years
5 and it was completed. This was the only project in
6 that entire neighborhood plan that was not
7 completed.

8 Our second neighborhood plan that was
9 just completed three years ago where we engaged
10 nearly 40 percent of the community, this was one of
11 the primary projects identified in that plan. That
12 plan has since been adopted by the City of Camden and
13 the State of New Jersey. So this has been one of the
14 driving projects that we know that is literally in
15 the center of our community that would be
16 transformational if and when it occurs. And the
17 Heart of Camden went out and sought a partner that we
18 understood that could deal with the complexities of
19 the site work, of the financing and that would be
20 sensitive to the community and local employment. And
21 we sought out the Michaels Organization which is why
22 we are here tonight.

23 And so in terms of ongoing engagement,
24 even recent meetings that Mr. Martin has been having
25 with the community around a redevelopment plan for a

1 certain section of the neighborhood. This is one of
2 the primary projects that has been talked about in
3 addition to the homeownership that we're doing. So
4 every step of the way, the committee has been there
5 hand-in-hand with us in terms of the vision, the
6 engagement and the concept. We sought out the
7 partner. So that's why we're here tonight. Thank
8 you.

9 MR. SHEEHAN: Any questions for Dan or
10 Carlos?

11 Vladislav, can you identify yourself for
12 the record and then your employment and your
13 professional and educational experience?

14 MR. KOLDOMASOV: Sure. My name is
15 Vladislav Koldomasov with the firm of Taylor, Wiseman
16 & Taylor. I'm the project engineer for this project.
17 I graduated from Rowan University and received my
18 Bachelor's of Science in civil engineering. I hold a
19 professional license in the State of New Jersey.
20 I've been licensed for over seven years. And I
21 practice land development in several areas of Camden,
22 Burlington as well as Gloucester County. This is my
23 first time at the City of Camden Zoning Board but I
24 have appeared at the Planning Board on numerous
25 times.

1 MR. SHEEHAN: I would submit
2 Mr. Koldomasov as an expert?

3 MR. EINGORN: The Board will accept.

4 MR. SHEEHAN: Thank you. Can you just
5 give an overview of the project before we get into
6 it.

7 MR. KOLDOMASOV: Yes. I just want to
8 bring up the first exhibit. I think it's going
9 around to all the Board members. The first exhibit
10 is the aerial shot of the Croft Mill development.
11 Outlined in red is the property that is known as
12 Block 497, Lot 20. It occupies the entire block
13 having frontages on Jefferson Street, Winslow Street
14 and 4th Street which are city-owned and Broadway
15 which is Camden County right-of-way. It's located in
16 the R-2 residential district. And, again, the
17 townhomes that we're proposing is an acceptable
18 use but the multi-family as well as the offices that
19 are located within are not; hence, we're in front of
20 the Zoning Board requesting a use variance.

21 Historically, the property has been used
22 as a mill and clothing manufacturing operation dating
23 back to 1891. It was formerly occupied by the
24 Howland Croft & Sons Company, a clothing factory. If
25 anybody is familiar, back in 2011 there was a fire to

1 this buildings and they have since been demolished.
2 And what remains now is overgrown vegetation, the
3 existing smokestack and some of the remains of the
4 foundation that we see along frontages of Jefferson,
5 Broadway and 4th Street.

6 MR. SHEEHAN: We will mark that A-1,
7 Kyle.

8 MR. EINGORN: Sure. Aerial
9 (Whereupon Exhibit No. A-1, Aerial Photo,
10 was marked for identification.)

11 MR. KOLDOMASAV: I'll bring your
12 attention to the second exhibit which is the colored
13 rendering of the site plan. Again, the project
14 proposes a total of 64 residential units consisting
15 of 34 townhome units within the three buildings
16 marked as Building A, B and C which have frontages on
17 Jefferson, 4th Street and Winslow Street. And then a
18 30-unit multi-family building that has frontage on
19 Broadway.

20 Again, Building A which fronts 4th
21 Street, has 10 units. Building B has 15 units.
22 Building C on Jefferson has 9 and multi-family has
23 30. Access has two ingress and egress accesses off
24 of Jefferson with a 24 cartway width. It's a very
25 simple -- a U-shaped circulation internally and has

1 the parking spaces, off-street parking spaces of 65
2 off-street parking. And we're also requesting relief
3 to account for the on-street parking that's located
4 on Broadway, Jefferson, 4th Street.

5 The parking dimensions within the
6 internal site are 9-by-18. We are asking relief for
7 the ADA space. I know the City ordinance requires a
8 20-foot length. We're trying to stay with the
9 consistency of the site. Having them 18, there's no
10 set regulations per ADA Code of the required length.
11 It generally follows whatever the local requirements
12 are. But we have the appropriate overhanging
13 dimension for the sidewalk because the sidewalk is
14 six feet and provides that appropriate two-foot
15 overhang while maintaining a four-foot clear path.

16 MR. SHEEHAN: Mr. Hunter did a very
17 detailed letter with all the site plan requirements.
18 If the Boards prefers, we can go through his letter
19 along with the plan.

20 MR. EINGORN: We're going to mark the
21 colored site plan rendering as Exhibit A-2 to the
22 application.

23 (Whereupon Exhibit No. A-2, Colored Site
24 Plan Rendering, was marked for identification.)

25 MR. SHEEHAN: Do you just want to go to

1 the heading so we can identify what's on Exhibit A-2?

2 MR. HUNTER: Yes. Skip the use for now?

3 MR. SHEEHAN: Yes. We will have
4 testimony regarding -- planning testimony regarding
5 the use variances and any other C variances at the
6 end from Mr. Eckert.

7 MR. HUNTER: So we'll pick up our letter
8 on page 5 about three-quarters the way down under
9 Performance Standards? The first is parking, loading
10 and circulation. There's some testimony
11 I believe that you touched on. Do you have any
12 objections to any of the requirements?

13 MR. SHEEHAN: No. No. 1, we are seeking
14 a waiver to propose on-street parking to cover --
15 required parking spaces or loading berths may not be
16 located on the streets. We have proposed 15 parking
17 spaces on the street. We're requesting a waiver for
18 that.

19 Number 2, the required parking spaces are
20 identified as 153. I believe the number is less than
21 that based on the ordinance. 153 is the R.S.I.S. We
22 are proposing 75 with 60 on --

23 MR. KOLDOMASOV: Sixty-five (65) on-site.

24 MR. SHEEHAN: Sixty-five (65) on-site.

25 MR. KOLDOMASOV: If you take the credit

1 then.

2 MR. SHEEHAN: Eighty (80) spaces.

3 MR. KOLDSOMSOV: Eighty (80) spaces.

4 MR. SHEEHAN: Sixty-five (65) plus 15
5 because we get credit for the EV spaces.

6 MR. EINGORN: EV spaces?

7 MR. SHEEHAN: Yes. So it would be 80
8 total. So we're asking for that variance.

9 Number 3, we're aware of that issue.
10 We'll deal with the Zoning Officer. The bike spaces,
11 we'll provide enough. We'll provide the bicycle
12 spaces that are requested in the plan. That's No. 4.

13 MR. HUNTER: So you're requesting the 10
14 rather 11?

15 MR. SHEEHAN: No, no. We'll provide the
16 11 spaces.

17 MR. KOLDOMASOV: We can provide an
18 additional bike rack.

19 MR. SHEEHAN: Yes.

20 Number 5, we're requesting that waiver
21 for the handicapped spaces to be 18 feet in length.
22 I think that Mr. Koldomasov spoke about that a minute
23 ago. Number 6 is fine. Number 7, we're requesting a
24 waiver to permit the 13 spaces on the street that
25 have a width of 7 feet. Number 8, truck circulation,

1 you'll provide circulation on the plan?

2 MR. KOLDOMASOV: Yes.

3 MR. SHEEHAN: Yes. Numbers 9, 10, 11, 12
4 are fine. Number 13, you asked for testimony as to
5 whether the parking lot on-site will be shared among
6 residents and nonresidential uses. And I think --
7 the Heart of Camden has parking off-site. They have
8 another office on-site. They will continue to park
9 at that off-site office so they will not be using
10 this.

11 The police substation will be flex space
12 for the police. It's not going to be a
13 permanently-filled space. The police cars probably
14 are going to be parked in the street. It'll be used
15 occasionally when they have meetings or want to do
16 something within the neighborhood. The medical will
17 be something similar. They're trying to work a deal
18 with either Cooper or Virtua or any other medical
19 service providers when they get grants to come and do
20 the programs in that site so it won't be full-time
21 parking.

22 MR. HUNTER: Okay.

23 MR. SHEEHAN: So for the most part, the
24 short answer is, it'll all be residential.

25 MR. HUNTER: But it won't be assigned

1 strictly for residential?

2 MR. SHEEHAN: No.

3 MR. HUNTER: Okay.

4 MR. SHEEHAN: Number 14, I just talked
5 about that as well.

6 MR. HUNTER: The next section is
7 Lighting.

8 MR. SHEEHAN: Number 1, we're requesting
9 that waiver. We're requesting the waivers for 1, 3
10 and 4 but we'll work with R & V to comply. These are
11 light standards within sidewalks and within parking
12 areas. We may need waivers based on narrow sidewalks
13 and things like that. But we'll work with R & V to
14 get them as close as we can.

15 MR. HUNTER: Section C, Planting Design?

16 MR. SHEEHAN: We are requesting waivers
17 for 1, 2, 3 & 4. Foundation plantings, you want to
18 talk about foundation plantings?

19 MR. KOLDOMASOV: Sure. Foundation
20 plantings really is for Building B and Building C
21 East. Mainly due to the site constraint that we
22 provided. The landscape plan will be eliminated in
23 the sidewalk and the continuity around the site.
24 Similar with Building B due to the -- it's limited
25 restrictions to be able to have irrigation along that

1 side. So having plants and materials wouldn't be
2 feasible, especially on drought weather. So only
3 those two buildings, Building B along the frontage
4 and Building C along the east side that we're
5 requesting that variance.

6 MR. SHEEHAN: And then C. #2 in the
7 Planting Design, we're requesting a waiver from the
8 25-foot buffer. The site is just not big enough to
9 put in a 25-foot buffer on all four corners.

10 Number 3, is screening for trash. Can
11 you address that, Vlad?

12 MR. KOLDOMASOV: Similar. You need the
13 ample room. As you can see, the trash is located off
14 of Winslow Street. So in order for the trash
15 maneuverability to access this trash enclosure, we
16 can't push this any further to provide the screen at
17 the rear of the trash enclosure. Similar to the
18 side, if we provide the additional screening along
19 the side, we're reducing that enclosure and wouldn't
20 have the ample space to provide the refuse and
21 recycling for the site.

22 MR. SHEEHAN: So we're requesting that
23 waiver for 3. Number 4 is a waiver for seven
24 trees -- four trees where seven are required within
25 the parking lot.

1 MR. KOLDOMASOV: Similar to the site
2 constraints. As you can see, we have some of the
3 landscape islands that we're proposing that provide
4 some shade trees. We're not able to provide
5 additional shade trees due to the stormwater and
6 manufactured devices. Essentially, they're small
7 little biorentention basins. They have nice
8 landscaped shrubbery; just not the required shade
9 tree. And we can't really put them in there because
10 they have the bioretention media bed, engineered
11 media bed, as well as infrastructure utilities
12 underneath that that the roots can't affect those
13 utilities.

14 MR. SCANNAPIECO: I'd also just like to
15 add real quick there, that in a lot of our
16 communities, the Camden County Police have asked us
17 to remove trees so that we can properly survey the
18 property and that our security cameras are able to
19 not get blocked by the canopy of those trees.

20 MR. SHEEHAN: So we will be providing
21 street trees but we won't be able to meet the number
22 that are required. And same thing with the parking,
23 because we may need to adjust their location based on
24 where the police want the cameras.

25 MR. HUNTER: So based on that, you'll

1 work with our office?

2 MR. SHEEHAN: Yes. We will work with
3 them. Numbers 6, 7, 8, fine. We will comply.
4 Number 9 is a waiver. The tree canopy. No more than
5 60 percent of the existing green tree canopy within
6 the property boundary should be provided.

7 MR. KOLDOMASOV: And then the tree
8 canopy, essentially, we're gutting the entire site.
9 There's only some existing vegetation that's along
10 4th Street and Winslow. And it's really just
11 overgrown trees that's been there throughout the
12 years. There are some trees that are within six
13 inches and possibly ten inches. And we're requesting
14 that the Board is in favor of us removing them and
15 the replacement is going to be taking into account
16 the street trees that are present throughout the
17 development as well. So shade trees on-site.

18 MR. HUNTER: This site was developed
19 until 2011, correct?

20 MR. SHEEHAN: Correct.

21 MR. HUNTER: So these are all scrub or
22 scrub plantings, trees, etc.?

23 MR. SHEEHAN: For the most part. There's
24 a couple of 10-inch trees.

25 Solid Waste Management, yes, we are

1 providing recycling on-site.

2 MR. EINGORN: Are these going to be
3 dumpsters; is that what we're doing?

4 MR. SCANNAPIECO: Similar to our other
5 communities throughout the City, the townhomes will
6 have rear-loaded or rear-stored totes which will be
7 wheeled to the front which the trash removal will
8 then come pick up. The resident will then wheel it
9 back to the rear of the townhomes. For the low-rise,
10 we'll have centrally-located trash where the
11 residents will dispose of their trash accordingly.
12 Our maintenance tech will then wheel tote out on
13 trash day to the pick-up area and wheel it back into
14 the centrally-located area.

15 CHAIRMAN HANCE: How often will they pick
16 up the trash in that area? Do you have any idea?

17 MR. SCANNAPIECO: I'm not entirely sure.

18 MR. SHEEHAN: It's typically once a week
19 and then if they need more, because it's private,
20 they can schedule it more often.

21 CHAIRMAN HANCE: I'm asking that question
22 because we're on a main road Broadway right there and
23 they pick up everyday, Monday through Friday.

24 MR. SHEEHAN: Oh, okay.

25 CHAIRMAN HANCE: So I don't know if that

1 affects the unit or?

2 MR. SCANNAPIECO: We have an on-site
3 maintenance tech that will be able to properly
4 address that. And if it is daily, he'll be able to
5 take to out that tote and wheel it out to the
6 pick-up area.

7 MR. HUNTER: So just to be clear, are the
8 residents suppose to use the dumpster or not?

9 MR. SCANNAPIECO: So for the townhomes,
10 they're going to wheel their individual totes
11 themselves. For the multi-family low-rise
12 building, that will be the maintenance tech which is
13 centrally-located.

14 MR. HUNTER: Perfect.

15 MR. EINGORN: So then the dumpsters are
16 for the commercial uses?

17 MR. SHEEHAN: The dumpsters are for the
18 commercial uses and then the individual units have
19 their own. And then the residents in the big
20 building are collected through a chute and then taken
21 away.

22 MR. EINGORN: Thank you.

23 MR. SHEEHAN: You're welcome.

24 So I think that takes care of D. 3 and 4,
25 testimony about the trash. Now, Architectural

1 Design.

2 MR. HUNTER: Kevin, do you want to go
3 back to that if there's anymore hearing testimony?

4 MR. SHEEHAN: Pardon me?

5 MR. HUNTER: Do you want to go back to
6 architectural?

7 MR. SHEEHAN: Sure, that's fine.

8 MR. HUNTER: There's probably not much
9 more.

10 MR. SHEEHAN: Signage. We will do
11 signage as well. And then G. Use and Operation on
12 page 10 at the bottom: Testimony about the prior
13 uses of site. I think we gave that initially.
14 Number 3: Testimony should be provided regarding the
15 nature of the operation of Heart of Camden. Carlos,
16 are you going to do that?

17 MR. MORALES: I'm sorry. What was the
18 question?

19 MR. SHEEHAN: The nature of the
20 operations of the Heart of Camden on there. My
21 understanding is you're going to be there?

22 MR. MORALES: Sure. So it'll be our
23 executive office. So in terms of -- it'll just be
24 office staff. In terms of our ongoing programming,
25 it will happen in our existing offices right now.

1 That's a field house. It's a gym so we won't have
2 any youth programming or anything there. It'll just
3 be more just offices for the executive staff.

4 MR. SHEEHAN: And then No. 4 was the
5 medical operations. And I had said that you have to
6 get grants from medical service providers and have
7 them come in and provide services for the residents.

8 Number 5, testimony about the amenities,
9 Dan?

10 MR. SCANNAPIECO: As we mentioned, this
11 is a great opportunity to provide safe, quality
12 housing for the residents of the Waterfront
13 Community. There's public transportation on Broadway
14 via bus stop. There is the police substation which
15 we believe is going to provide greater safety and
16 presence to the Waterfront South Community, as well
17 as the medical space which Kevin mentioned is going
18 to be utilized by -- there's potential to have
19 Cooper, Virtua, and other large institutions in the
20 area come and use the facility for their training to
21 provide a health and housing collaboration to the
22 residents of not only Croft Mill but the community at
23 large.

24 MR. SHEEHAN: Thanks.

25 MR. HUNTER: I think the question was

1 specifically about the one space that says amenities
2 on it. I could be --

3 MR. SHEEHAN: The architect will talk
4 about it.

5 MR. HUNTER: All right.

6 MR. SHEEHAN: Thank you.

7 Environmental, we'll provide Phase 1.
8 Stormwater we're all good. Utilities, comply.
9 Construction Details, comply. And then Traffic. So
10 we'll do Nathan for traffic and then we can do the
11 architecture.

12 MR. MOSLEY: Good evening. For the
13 record, my name is Nathan Mosley. I'm senior project
14 manager with Shropshire Associates. I'm a licensed
15 professional engineer here in the State of New
16 Jersey. I have a Bachelor's of Science Degree in
17 civil engineering from Drexel University. I've been
18 doing traffic engineering work now for over 22 years
19 in New Jersey. I've been qualified before this Board
20 although it probably has been a while since I've seen
21 you in person. But I've also been qualified before
22 the Planning Board as well as hundreds of other
23 boards throughout the state.

24 CHAIRMAN HANCE: Yes.

25 MR. MOSLEY: Thank you. So just real

1 brief on the traffic. We did prepare a traffic
2 report that was submitted. That report was dated
3 May 20, 2026. We did counts on both ends of
4 Jefferson. We're on either side of the project
5 itself at Broadway and also at 4th. The intersection
6 of Broadway and Jefferson is signalized today. At
7 the other end of the block at 4th it's a
8 stop-controlled intersection. Those traffic counts
9 were done in September of 2025 when schools were in
10 session during typical morning and afternoon peak
11 periods.

12 We looked at that traffic data. We
13 looked at the busiest one-hour and we analyzed those
14 peak-hour times which are kind of the highest
15 existing conditions from a traffic-volume
16 perspective. We added any additional traffic from
17 the site. Based on the proposed land uses, we
18 estimate during those peak hours that we would add
19 around 35 to 40 total vehicle trips to this existing
20 area. Mainly going back and forth Broadway coming
21 from Broadway for people going to and from work and
22 school and things like that.

23 As was noted, there is an existing public
24 bus stop along Broadway which will assist people if
25 they want to use pedestrian access or bus access

1 instead. But we did do what's called a Level of
2 Service Analysis which evaluates intersections for
3 capacity to see how much additional traffic can be
4 accommodated without causing delays and situations
5 where you have backups and queues

6 Under existing conditions, there's good
7 levels of service out there. There's plenty of
8 capacity to accommodate additional trips. When we
9 added in the traffic from this site, we didn't see
10 any changes in those levels of service during the
11 a.m. and the p.m. peak hours. So, again, from my
12 prospective, since this project really does generate
13 a minimum amount of traffic, I believe the existing
14 roadway network and intersections around there, can
15 accommodate the trips from this site safely and
16 effectively.

17 We have two driveways as well. As
18 described, they're along Jefferson. Both of them
19 being full-movement access that can provide for safe
20 and efficient access for this use and for the
21 residential development. One question was raised
22 about the Trip Generation Analysis related to some of
23 the commercial uses within the multi-family building
24 along Broadway. We didn't do any specific additional
25 traffic directly related to those uses. You've heard

1 some testimony about the tenants and who is going to
2 be in there from an operational prospective.

3 Again, if there's a few additional trips
4 during those peak hours for employees coming to and
5 from or other people that are taking advantage of
6 those services, I don't think that's going to cause
7 any substantial impacts on the roadway network.
8 Again, we have plenty of capacity to accommodate the
9 residential traffic. I think we can easily
10 accommodate some additional trips if needed for those
11 other medical space or the Heart of Camden space or
12 the community needs in that building.

13 So, again, I know we're going for a use
14 variance from a traffic perspective. I don't see any
15 real substantial impact to the intent or purpose of
16 the City of Camden's Master Plan or Zoning Ordinance.
17 And, again, from a traffic perspective, we have good
18 levels of service, minimal trip generation, and I
19 think we can provide for safe and efficient access
20 for this use.

21 MR. EINGORN: I didn't see anywhere and
22 maybe I missed it, is the parking going to be
23 assigned per unit or is it going to be just
24 residents' parking only?

25 MR. SHEEHAN: It's going to be residents'

1 parking only.

2 MR. EINGORN: So will that be a signage
3 issue where we have signs saying, residents only?
4 I'm envisioning people coming to the doctor's office
5 or whatever it may be, parking in the rear

6 MR. SHEEHAN: It's not going to be a
7 full-time doctor's office. They'll be brought there
8 specifically to work with residents who already live
9 there.

10 MR. EINGORN: Okay. That's the only
11 question I have. Anybody else? Thank you.

12 MR. MOSLEY: Thanks.

13 MR. SHEEHAN: Josh Eckert, he's going to
14 do the signs, architecture and then the planning
15 egresses.

16 MR. EINGORN: Would you give us your
17 qualifications briefly?

18 MR. ECKERT: Sure. My name is Josh
19 Eckert. I'm a registered architect in the State of
20 New Jersey since 2008, as well as a professional
21 planner in the State of New Jersey since 2012.
22 Bachelor of Architecture Degree from the University
23 of Notre Dame, as well as a Master's in Architecture
24 and Urbanism from the University of Notre Dame as
25 well. I've given testimony before quite a few Boards

1 in the State of New Jersey as both a registered
2 architect and a professional planner. I don't
3 believe I've been before this Zoning Board in Camden
4 previously.

5 MR. EINGORN: And you're seeking to be
6 accepted as a registered architect as well as a
7 professional planner?

8 MR. ECKERT: Correct.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Okay.

11 MR. ECKERT: As we mentioned in the
12 review letter, there are few architectural waivers
13 that we're looking for so I'll discuss those as we
14 walk through the architectural design.

15 Essentially when we were originally
16 laying out the design, we were tasked with basically
17 putting together a site plan that laid out for
18 affordable housing. And when looking at the site, we
19 did some historic research on the Howland Croft
20 Mill. And so we laid out the site basically as kind
21 of a combination of what the historic mill layout
22 was, as well as the - took a big cue from the
23 townhomes that were right across the street from
24 Winslow.

25 Further to the south and to west and a

1 little bit to the east is more industrial land. It's
2 really the end of the South Camden Historic District
3 where the old mill used to be. And everything beyond
4 that is really industrial. So kind of bookends being
5 the end of that neighborhood. So all along
6 Broadway which is, again, the South Camden Historic
7 District. This basically terminates that, that
8 district there.

9 So, again, currently it was the Croft
10 Mill. We took a lot of architectural cues from that
11 as far as the actual exterior design as you can see
12 on the exhibit to the left. That's an exhibit
13 looking down Winslow. That shows a series of
14 townhomes, two-story townhomes. I should mention
15 that the design that was submitted as part of the
16 site plan approvals, had more of a 3-story
17 design to the townhomes to it. That was one change
18 that we made to the set of drawings which is on the
19 right. It has the more up-to-date townhome
20 elevations.

21 MR. SHEEHAN: We'll call this Exhibit
22 A-3?

23 MR. ECKERT: A-3, correct.

24 (Whereupon Exhibit No. A-3, Townhomes
25 Elevations, was marked for identification.)

1 MR. ECKERT: So if you look at the
2 design, the townhomes are slightly different from
3 what was submitted as part of the site plan
4 application. Part of the reason to do that was to
5 bring it down to the 2 1/2 story feel that is right
6 across the street from Winslow, the Winslow Street
7 from there. As well as from a design standpoint,
8 we're trying to break up the buildings to make them
9 look like individual homes even though they are one
10 large rental unit.

11 Looking at the unit plans themselves and
12 actually -- yes, the unit plans of the townhomes.
13 This is a typical building that's indicative of what
14 the townhome units are laid as. We have a mix of
15 2-bedroom and 3-bedroom units. The orange ones are
16 the 2-bedroom units. The brown ones are the
17 3-bedroom units. The 3-bedroom units basically, the
18 third bedroom is up in the attic space essentially.
19 So that's where you pick up the third bedroom up
20 there. So those are a little bit higher.

21 So any of the buildings that have dormers
22 are essentially three bedrooms. And anyone that do
23 not, are two bedrooms. These are pretty typical of
24 some of the other projects that we've done in Camden.
25 Our office has built and designed a lot of affordable

1 townhome, residential units in the City of Camden.
2 And these seem to be a popular model for the units
3 where they have -- basically, it fits within the
4 architectural context of the neighborhood. But
5 they're a rental essentially. So they're not
6 single-family for-sale units. They are rental units.

7 MR. SHEEHAN: We'll call the Floor Plan
8 A-four.

9 (Whereupon Exhibit No. A-4, Floor Plan,
10 was marked for identification.)

11 MR. SHEEHAN: Do you want to keep going?

12 MR. ECKERT: Yes. So if you want to flip
13 to the other -- actually, I'm sorry. Go to the
14 building elevations right now.

15 So these are indicative of the type of
16 units -- since I got you there, I will stop. This is
17 the longest building string that we have. And this a
18 design waiver that we're requesting. The City Code
19 states that you can't have more ten in a row without
20 an offset. And we have 15 in a row.

21 The building right across the street has
22 12 in a row so we feel it's appropriate in that
23 location just because it matches closely to what's
24 right across the street. There are actually 16 units
25 in a row but one of them has between the 12th and the

1 13th, there's a typical Camden 4-foot wide pedestrian
2 break through there. So that is a waiver that we're
3 going to need to request.

4 We'll go to the next diagram. So these
5 are the building elevations. Again, this is, I
6 believe, it's on 4th Street. But this is a typical
7 elevation where in the drawings that were previously
8 submitted, it had a flat roof so it felt a little bit
9 higher versus this one which is a picture of the
10 dormers which we feel is more appropriate to the
11 esthetic of that.

12 This building drawing does not have
13 building height variance that we're going to request
14 but I'll go through the next mixed-use building in a
15 second and kind of walk you through that building
16 height requirements of that. Actually, let's go to
17 the building that you're looking at on the lefthand
18 side which is the multi-family building. That's the
19 primary reason why we're here tonight. It contains
20 both the use -- it requires a use variance. The
21 district is in an R-2 Residential District which is
22 essentially a 2-home district.

23 So when we were laying out the site, we
24 thought it appropriate for all the area off of
25 Broadway to be the townhome units. So we kind of

1 matched that neighborhood. But up on Broadway, we
2 thought it was appropriate to design a 4-story
3 building that had a mix of uses within the building
4 where it's residential above commercial essentially.
5 The commercial is, it's not strict stores and things
6 like that. But it is Heart of Camden, the police
7 substation, the medical use, leasing and a community
8 room for the residents as well.

9 One of the architectural features of the
10 Camden codes is that it -- every unit is required to
11 have a patio, balcony, porch, that type of thing. We
12 don't have that on every unit in this building. So
13 what we did was, basically designed a porch on the
14 corner to kind of hold the building up, but allow
15 residents some outdoor space in there. And that can
16 be used by anybody, including residents of the
17 townhomes in that building location as well.

18 So the building height variance that
19 we're requesting which allowed us 3-stories, 35 feet,
20 we're requesting 4-stories, 46 feet and 3 1/2
21 inches. Basically 46 1/2 feet. So we are above that
22 building height. But part of the reason that we
23 thought that it may be appropriate here is because
24 when we looked at the old drawings of the Howland
25 Croft Mill that was on the site previously, it was a

1 4-story building in that location. The entire site
2 was actually a 4-story building with a pitched roof.
3 It felt a little bit taller. But, again, in this
4 location we felt that it was appropriate along
5 Broadway to include a little bit higher to book-end
6 the end of that main street essentially. And that's
7 where we wanted to incorporate the mix of uses there
8 as well.

9 MR. SHEEHAN: We'll call the elevations
10 for the multi-family A-5.

11 (Whereupon Exhibit No. Elevations For the
12 Multi-Family Building, was marked for
13 identification.)

14 MR. ECKERT: Then we go to the Ground
15 Floor Plan of the mixed-use building. It's two
16 sheets. So, again, with affordable housing, this is
17 family housing. It's not strictly a senior housing.
18 This is actually family housing. So that's why we
19 wanted the mix of uses. When you think families, you
20 think kids. So we added a lot of 3-bedroom units.
21 As far as the mixed of units, we had 64 total units.
22 There's nine 1-bedroom units; 27 2-bedroom units and
23 28 3-bedroom units. So we're actually heavy on the
24 3-bedroom side of things.

25 Of the 3-bedrooms, 25 of those are

1 townhomes and three of them are flats in the
2 building. Building code and financing requires you
3 to have accessible handicapped units for every
4 different unit type that you have. So we had to have
5 some 3-bedrooms with elevator-served areas. So
6 that's why you see the brown plan of the upper floor
7 plan on the mixed-used building there. So we have
8 the ability for residents that are single to live in
9 the 1-bedrooms and then also residents with families
10 for the 2-bedrooms and the 3-bedroom units as well.
11 Some can have preference for flats; some can have
12 preference for townhomes. So we have a real good mix
13 of unit types on this project.

14 The ground floor plan of the mixed-use
15 building that you can see the red as the Camden
16 Police location. The white on the corner on the
17 lower end, is the Heart of Camden space. And as was
18 mentioned, they're located right up the street so
19 they would actually use this space in combination
20 with what they have in the neighborhood.

21 The blue is essentially our spaces. The
22 long blue on the far righthand side next to the
23 porch, that's the community room. We anticipate that
24 to be used by our residents, of not just the
25 mixed-use building but also the townhomes as well.

1 The blue in the upper side is the leasing space,
2 management for the whole community. So there will be
3 on-site management for this community as well.

4 The other blue is essentially that we
5 have a small medical suite. I think it has two or
6 three little medical offices within it. It's not a
7 large medical facility. It's basically for
8 somebody -- again, with some of the health and
9 services that Michaels offers, they have nurses that
10 may come and work with the residents and things like
11 that. So it's not a big open point-of-service
12 medical facility. But has a small exam room and
13 things like that.

14 It has the ability to open up to the
15 lobby so the doctors will walk into the building and
16 they can actually walk right in through the lobby.
17 That's the view there. We're also looking into
18 fitness and laundry facilities. Right now we're
19 planning for the units to have laundry hook-ups in
20 every unit as well. We haven't gotten to the point
21 where we're looking into a full laundry rooms. But
22 we're trying to balance the space between maintenance
23 needs, fitness and laundry as well. So we'll still
24 work through those items. But those are uses that
25 may be within the ground floor of the building as

1 well.

2 MR. SHEEHAN: The signs?

3 MR. ECKERT: Signage. I think it's on
4 the elevation for the mixed-use building. So
5 signage, there was no signage proposed as part of the
6 original package of information that was submitted.
7 We are, as you can see in the rendering, proposing a
8 blade sign. It's very hard to see here. Here's the
9 location. So you can see the location of the
10 proposed blade sign in that location. We're
11 proposing a 3-feet by 20-feet so 60 square feet for
12 signage on the building. Again, as you're coming
13 down Broadway, we would like to see that as a sign at
14 the end of the building there.

15 We have had some discussions with the
16 Heart of Camden and the Historic Preservation
17 Commission about possibly mimicking some of the other
18 signs that are in the neighborhood as well.
19 This is a little bit of a contemporary look. And,
20 again, it matches more the contemporary logo that we
21 use for the building design. But we think that the
22 60 square feet in approximately that location with
23 the blade sign would work really well in that
24 location. So we are seeking a variance for that.

25 MR. SHEEHAN: As a professional planner,

1 did you evaluate the application to determine whether
2 or not we can meet the Positive and Negative Criteria
3 necessary in order to grant the three D variances and
4 the C variances?

5 MR. ECKERT: Yes, I did.

6 MR. SHEEHAN: Can you summarize your
7 analysis?

8 MR. ECKERT: Sure. As I mentioned, the
9 project is in the R-2 Zone which has a specific
10 requirement for single-family attached, essentially
11 townhomes. The variances that we're requesting
12 tonight are a d(1) use variance. As I mention, it's
13 impacted by the -- essentially, we're asking for
14 multi-family which is not allowed in the R-2 Zone, as
15 well as a total number of buildings that are on the
16 site as well. So that was in the review letter for
17 Remington & Vernick. Those are the two uses -- the
18 variances that we're requesting today.

19 We also have a d(5) density variance.
20 The density variance comes because the maximum
21 allowable density on the site is essentially one unit
22 for ever 2,000 square feet. By nature of the size of
23 the parcel that allows 21.78 units and we're at 64 so
24 we're above that. I'm sorry. It allows 21.78 units
25 per acre. And we're at 37.32 so we're above that for

1 the density variance.

2 The height variance, as I mentioned
3 before, is 3-stories. Thirty-five is allowed. And
4 we're requesting 46 feet 3 1/2 inches. So those are
5 essentially the D variances. There are associated
6 variances with the site as Mr. Sheehan had mentioned
7 that are C variances and also listed in the Remington
8 & Vernick review letter as well.

9 The standard for granting the d(1)
10 variance in particular has the highest standard.
11 Essentially, we need to prove that there's Special
12 Reasons to grant the variance. A big proponent or a
13 big piece of this project in granting these variances
14 is the fact that it's an affordable housing
15 development in that location.

16 The courts have held that 100 percent of
17 affordable housing promotes the public good because
18 they're an inherently beneficial use and, thus, they
19 meet the Positive Criteria. For the d(5) and d(6)
20 standards for the building height and the density
21 variance, courts have held that if you grant the d(1)
22 use, that essentially it lowers the test for the d(5)
23 and the d(6). It says, that means that the applicant
24 is required to demonstrate to the Board's
25 satisfaction, that the site will accommodate the

1 problems associated with the proposed use with
2 greater density than permitted by the ordinance.

3 Our justification for granting those
4 variances are, and in my mind it's pursuant to the
5 New Jersey Fair Housing Act which states that all
6 towns and cities in the State of New Jersey are
7 required to provide reasonable opportunity for the
8 development of low and moderate income housing.
9 We are proposing to build 34 affordable townhomes and
10 affordable units in three townhome buildings which
11 comply with the ordinance.

12 And, again, a particular piece of this,
13 the use is basically the mixed-use building. We're
14 trying to mitigate that by proposing as many
15 townhomes as we can while also including the
16 mixed-use building there. The site was historically
17 used as a mill and an industrial building despite the
18 current single-family zoning. The mixed-use building
19 is also located on the predominantly mixed-use
20 commercial street along Broadway as well.

21 The Special Reasons for this, again, have
22 to do with the affordable -- the inherently
23 beneficial use of the affordable use there. When
24 looking at the Positive Criteria for this project,
25 the special purposes of the Municipal Land Use Act,

1 the components of that that allow us to grant -- will
2 allow you to grant the variances are letters E, G, I
3 and M.

4 E in particular is to promote the
5 establishment of appropriate population densities and
6 concentrations that will contribute to the well-being
7 of persons, neighborhoods, communities and regions
8 and preservation of the environment. As well as G
9 which is to provide sufficient space in appropriate
10 locations for a variety of higher cultural
11 residential, recreational, commercial and industrial
12 uses and open space for both public and private
13 according to their respective environmental
14 requirements in order to meet the needs of all New
15 Jersey citizens.

16 And, again, looking at that, we believe
17 that this is an appropriate use of the residential
18 and the mixed-use component there. Also as an
19 architect, I believe that letter I in the Municipal
20 Land Use Law is to promote the desirable, visual
21 environment through creative development techniques
22 and good civic design and arrangement. I believe
23 this meets that requirement as well.

24 In the letter, Mr. Jones mentioned that
25 or that the Remington & Vernick folks, said that it

1 also has to meet -- in order to balance the variance,
2 it has to meet the purpose of the zoning for Camden
3 of which some of those sections are to encourage
4 intense and varied development where land utilities
5 and access to mass transportation exists. That's a
6 specific goal and the purpose of the zoning. And to
7 provide flexibility to encourage new construction,
8 repair, renovation, rehabilitation and investment
9 and a more efficient use of land. Again, those are
10 promoted in the purposes of zoning in Camden City.

11 There's also a couple other planning
12 goals within the 2002 future Camden Master Plan and
13 in the 2022 Waterfront South's neighborhood goals and
14 objectives, that this project specifically meets
15 those requirements as well.

16 As to the Negative Criteria, it's my
17 opinion that there's no substantial detriment to the
18 public good. Again, this is an inherently beneficial
19 use. The project is compatible with the surrounding
20 context. Over half of the units of the project
21 comply and are similar to the existing townhomes.
22 The nonconforming building on Broadway will not
23 directly impact its neighbors.

24 Broadway is a busier street where the
25 additional units in height will have a lesser impact.

1 As well as, the project is not a substantial
2 impairment to the Zone Plan and the Zoning Ordinance.
3 Again, over half the units comply with the
4 requirements. The lot is larger and provides the
5 most on-site parking. And, therefore, the site can
6 accommodate the concerns associated with the density
7 and height and the variances can be granted.

8 MR. SHEEHAN: Any questions for
9 Mr. Eckert? That concludes our testimony,
10 Mr. Chairman.

11 MR. EINGORN: Could we just run through
12 the Summary of Variances because I think we added a
13 couple?

14 MR. SHEEHAN: Did we add a couple?

15 MR. EINGORN: It sounded like it. So
16 what's listed is, 870-56 for the use, the density,
17 the height, minimum lot area per dwelling unit,
18 minimum front yard setback. And then 230F for
19 off-street parking quantity. It also sounded like
20 you needed a sign size --

21 MR. SHEEHAN: Sign variance, yes.

22 MR. EINGORN: -- which is 253, I believe.
23 And then for waivers, we have 230K for the location
24 of the on-site parking. I don't know that we heard
25 anything about bicycle parking quantity.

1 MR. SHEEHAN: We're going to comply.

2 MR. EINGORN: You're going to comply so
3 we'll remove that waiver. My apology if I missed it.
4 And then the outdoor private living space for
5 residents, that's 224A(6). 243A(15)(a), max lighting
6 levels on walkways. 243D(2), minimum/average/max
7 levels of parking lot lighting. And D(3), minimum
8 level at ingress or egress. I think the --

9 MR. SHEEHAN: We're going to comply as
10 close as we can but we'll work R & V.

11 MR. EINGORN: Right. And then foundation
12 plantings which is 244C(6) for Buildings B and C.
13 The landscaping buffer for 244E(3)(a). 244F(3),
14 parking lot tree quantity. 247D(2)(1), removal of
15 all existing tree canopies. I think they were going
16 to identify certain trees, right?

17 MR. SHEEHAN: Yes.

18 MR. EINGORN: 257C, refuse area within
19 buffer. I think there was no buffer for the trash,
20 right?

21 MR. SHEEHAN: There's a 25-foot buffer.
22 The trash is within it.

23 MR. EINGORN: I heard 224A for 15 units
24 in a row which isn't indicated here but I think was
25 something was being requested?

1 MR. SHEEHAN: Yes.

2 MR. EINGORN: 231B(1)(c) for the
3 handicapped space parking length, I think, was being
4 requested. Is that accurate?

5 MR. SHEEHAN: Yes.

6 MR. EINGORN: And B(4) for the parking
7 width, the width of the --

8 MR. HUNTER: That's street parking.

9 MR. EINGORN: Is that the street parking?

10 MR. HUNTER: Street parking, yes.

11 MR. SHEEHAN: And we talked about
12 earlier, the EV spaces. The statute requires 15
13 percent of the required spaces which I think 120 or
14 so are required. 15 Percent of that is 17 spaces or
15 so. I think we're providing eight EV spaces. I
16 don't know that you have the ability to waive that.
17 We're going to ask you to do that. And if you do,
18 we'll determine whether or not we have the ability to
19 waive the additional spaces over to 8. If not, we'll
20 make them make ready-spaces.

21 MR. HUNTER: So we'll work with the
22 applicant to determine if we can waive that. If we
23 can if you're requesting a waiver?

24 MR. SHEEHAN: Right.

25 MR. EINGORN: So it'll be nine --

1 MR. SHEEHAN: But we'll still provide
2 the --

3 MR. EINGORN: So it'll be nine EV
4 spaces?

5 MR. HUNTER: No. I think it's more than
6 that.

7 MR. EINGORN: You said 17 total, right?

8 MR. HUNTER: So you're saying the waiver
9 would be for nine spaces? Can we leave that loose?
10 You're going to provide eight?

11 MR. SHEEHAN: We're going to provide
12 eight. We'll ask for a waiver for the rest to --

13 MR. EINGORN: Possible EV space waiver.

14 MR. SHEEHAN: We'll do the make-ready.
15 Otherwise, more than a third of the parking lot will
16 be EV. The likelihood of that being used is not
17 great.

18 CHAIRMAN HANCE: Right.

19 MR. EINGORN: That's a waiver. I think
20 that's everything, right?

21 MR. HUNTER: I believe so.

22 MR. EINGORN: Before we open to the
23 public, is there any questions from the Board for any
24 of the applicants' witnesses or professionals?

25 CHAIRMAN HANCE: No.

1 MR. EINGORN: No. Great.

2 Anybody here tonight that would like to
3 be heard on the application of the Michaels
4 Organization for West Side Broadway
5 Winslow/Jefferson, Block 497, Lot 20? No. Hearing
6 none and seeing none, we'll close the public portion.
7 Counsel, any closing argument?

8 MR. SHEEHAN: No.

9 MR. EINGORN: So the applicant is here
10 tonight. It is requesting use variances for height,
11 density and use, as well as preliminary and major
12 site plan approval with variances and waivers
13 included therein. The Board has done this before and
14 they know what they're doing so you should do a
15 discussion of the Positive and Negative Criteria.
16 And following the discussion, you should make a
17 motion to either approve or deny the application
18 subject to the conditions set forth in Remington
19 & Vernick's letter dated July 29, 2026 and the
20 conditions stated in the record.

21 CHAIRMAN HANCE: I think it's very
22 positive. Way past due. What we needed. Now I'll
23 talk as a neighbor. That's my neighborhood. I have
24 been following the Heart of Camden forever. I don't
25 think I ever missed a meeting. So they did talk to

1 the community. It was relieving. That has always
2 been a dead area especially after the fire. I was
3 afraid that someone would get hurt in that area.
4 It's real dark in that area. It's set on the
5 off-swing. You can drive past it and you'll just see
6 mole hills of dirt. And that's not a good look for
7 the neighborhood.

8 I think it's definitely needed, the
9 housing, because Waterfront South is growing. The
10 Heart of Camden has been fixing and reviving homes
11 all over the place. So I think this is something
12 great; something that's needed in that area to bring
13 us back. I'm definitely for that.

14 VICE-CHAIRMAN STILL: I sat at a meeting
15 about this project years ago. And I feel like for
16 the Heart of Camden and the partnerships to stay
17 consistent throughout the years. To be cultivated in
18 a way that it would eventually turn into something
19 like this, is a plus. It talks to relationships; it
20 talks to community; it talks to dedication and
21 commitment to the area.

22 Infrastructure like this, like the
23 Chairman said, continues to bring our City back and
24 grow our City in a way that it needs to grow.
25 Positive direction. You have a community room,

1 medical office, substation that will further enhance
2 and help the residents of the area. So you're not
3 just putting people into homes. You're helping for
4 them to have somewhere to go when they need some
5 help, feel safe and feel cared for. So those are all
6 the things that come to mind when I here the
7 testimony. Just one question. So all of these units
8 are affordable?

9 MR. SHEEHAN: Yes.

10 VICE-CHAIRMAN STILL: All of them. Okay.
11 Thank you. That was it. Motion to pass.

12 MR. EINGORN: With conditions?

13 VICE-CHAIRMAN STILL: With conditions.

14 CHAIRMAN HANCE: 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. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Rivera.

23 MS. RIVERA: Yes

24 MR. EINGORN: Ms. Moss.

25 MS. MOSS: Yes.

1 MR. EINGORN: Ms. Spencer.

2 MS. SPENCER: Yes.

3 MR. EINGORN: And Ms. Mason.

4 MS. MASON: Yes.

5 MR. EINGORN: Having seven in favor and
6 none opposed, the motion passes. Thank you, Counsel.

7 MR. SHEEHAN: Thank you.

8 MR. EINGORN: We will take a break at
9 this time.

10 - - -

11 (The proceedings are off the record at
12 6:50 p.m.)

13 (The proceedings are back on the record
14 at 6:57 p.m.)

15 - - -

16 MR. EINGORN: The next matter on the
17 agenda are for CSA IV, LLC for 719 to 725 Broadway.
18 Counsel, good evening.

19 MR. PLATT: Yes. Good evening,
20 Mr. Eingorn and members of the Board. My name is
21 Stuart Platt. I'm an attorney at law with the Platt
22 Law Group. I represent the applicant CSA IV, LLC on
23 this application of 719 to 725 Broadway. There's
24 really a second part to this application on your
25 agenda. You'll see 530-532 Royden Street. That is

1 the off-street parking connected with this
2 application. We intend to present two applications
3 together because my client, the owner, owns both
4 properties. So we can do an easement, a lease; one
5 site goes with the other. And that is the nature of
6 the application.

7 So the 719-725 is known as the A-1
8 Building. And it is a commercial property. Our goal
9 is to convert about 10,000 square feet of the second
10 and third floors into nine apartment units. There
11 will be four studios; one efficiency; three 1-bedroom
12 apartments and a one bi-level two-bedroom unit on the
13 second and third floors of the property.

14 The property is currently in the C-2
15 Zone. We need a use variance for that as well as a
16 parking variance. In a sense we need the use
17 variance. That these other issues kind of get
18 subsumed into them but certainly parking is an issue.
19 And that's why at 530-532 Royden which is right now
20 kind of an eye sore empty lot that's kind of grown
21 over, we intend to use that as parking associated
22 with the 719-725 application for up to eight parking
23 spaces which we think will be more than sufficient.

24 Tonight I have with me two witnesses and
25 if they could be sworn and then you can give your

1 name and address for the record.

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

4 - - -

5 GABRIELLE BEMBERY; ANGAD GUGLANI, having
6 first been duly sworn/affirmed, was examined and
7 testified as follows:

8 - - -

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

11 MR. PLATT: And your connection to the
12 application, Ms. Bemery, you're the property manager

13 MS. BEMERY: Yes.

14 MR. GUGLANI: Angad Guglani. We're both
15 located at 535 Route 38, Suite 325, Cherry Hill, New
16 Jersey.

17 MR. PLATT: You're the owner of the
18 project?

19 MR. GUGLANI: Yes.

20 MR. PLATT: And principal of the LLC?

21 MR. GUGLANI: Yes.

22 MR. PLATT: We have some exhibits that
23 I'm going to call Ms. Bemery first. We have
24 exhibits that we'd like to hand out to the Board.
25 I will hand them out. These are five pages of each

1 exhibit. They're photographs of the interior
2 of the existing parcel marked as Exhibit A-1. I
3 learned quickly to bring photographs of interiors so
4 I'm aware.

5 So why don't you step up to the
6 microphone and keep your voice up and just explain
7 to the Board what exactly CSA IV wants to do with
8 this application?

9 MS. BEMBERY: Sure. So CSA IV intends to
10 convert the second and third floors of 719 to 725
11 Broadway to residential floors. Right now they're
12 just being used as storage. So the photographs in
13 front of you are the best photos we could get with so
14 many things being in there now. But there is 10,000
15 square feet approximately between the second and the
16 third floor. And we are just looking to convert
17 those to residential apartments.

18 MR. PLATT: And what is on the first
19 floor, the A-1 Uniform?

20 MS. BEMBERY: Yes. The first floor is
21 the A-1 Uniform City Business. They've been there
22 for upwards of 30-plus years. The first photo was
23 actually of the first floor. It's an established
24 retail space that's actually doing quite well.
25 They've been doing great. They had new owners take

1 over recently and they have a lot of new contracts
2 come in so they've been really good. They keep their
3 business nice and neat. It's well-maintained; very
4 well established. We included photos of that as
5 well.

6 MR. PLATT: And the second photo in
7 Exhibit A-1, what does that depict?

8 MS. BEMBERY: This depicts one wing of
9 the second floor. We have three photos in total of
10 the second floor cause that was a very large space.
11 This is one wing used as storage. They have storage
12 barracks built out here for just uniforms. That's
13 most of the things you'll see it, is uniforms.

14 MR. PLATT: The next page is also the
15 second floor?

16 MS. BEMBERY: Yes. The next page is also
17 the second floor. That is the opposite side of the
18 second floor. That is also well-organized but also
19 clothing in the boxes, shirts, sweatshirts, that type
20 of thing.

21 MR. PLATT: The fourth page?

22 MS. BEMBERY The fourth page is also the
23 second floor. Once, again, it's the same. Just
24 boxes with clothing inside; some unused storage racks
25 and shelving materials.

1 MR. PLATT: And the final page is also
2 the third floor?

3 MS. BEMBERY: Yes. The final page is the
4 third floor. So we have two different sides of the
5 third floor but they both look essentially like this.
6 They used to be used as office spaces. Right now
7 it's just storage.

8 MR. PLATT: Now, I've explained to the
9 Board that the number of units, can you go over that
10 for the record?

11 MS. BEMBERY: Yes. So there are a total
12 of nine units that we are proposing. We're proposing
13 one efficiency unit, four studio units, three
14 one-bedroom units and one bi-level two-bedroom unit.

15 MR. PLATT: Do you have an idea of how
16 that's going to break out on to each floor?

17 MS. BEMBERY: Yes. So almost all of the
18 apartments will be on the second floor which is the
19 largest. We have three photos of that one. There's
20 a lot of space on the second floor. The third floor
21 will have the second half of that bi-level
22 two-bedroom and one other apartment.

23 MR. PLATT: And each apartment will have
24 its own separate entry ways?

25 MS. BEMBERY: Yes. Each apartment will

1 have its own separate entry way. We have three
2 stairwells in this building actually. So there won't
3 be any kind of intrusion with the retail space on the
4 first floor. Each apartment will have a stairwell
5 that goes to a common area. And then each apartment
6 itself will have its own entry.

7 MR. PLATT: Now, we are also asking for a
8 waiver of site plan on this application. All you
9 plan on doing if this proposal is approved, is to
10 rehabilitate the interior of the space. You're not
11 doing anything on the outside or anything else on the
12 site; is that correct?

13 MS. BEMBERY: Yes, that's correct.

14 MR. PLATT: Did you want to give the
15 Board an idea of the surrounding areas and what type
16 of tenants are you looking to cater to?

17 MS. BEMBERY: Sure. So our ideal tenants
18 are medical students; students who are going to
19 Rutgers University. We see a need to fulfill this
20 housing that's convenient; maybe not bigger than one
21 two-bedroom, studio, efficiencies; students who are
22 attending medical school or Rutgers needing not too
23 much space. So we're looking to really tailor the
24 marketing to students. Another problem about
25 students is that they don't have vehicles most of the

1 time. They can usually use public transportation or
2 walk to campus. So we don't want to overcrowd the
3 area with a bunch of vehicles. Since we already have
4 a lot of traffic. So that's our goal.

5 MR. PLATT: Now, let's talk about 530 to
6 532 Royden. That parcel is around the corner from
7 the A-1 building?

8 MS. BEMBERY: Yes, it is. It's two
9 minutes away. You can walk there. Just a few
10 minutes to that parcel.

11 MR. PLATT: And I think that you had
12 submitted some pictures perhaps with the original
13 application?

14 MS. BEMBERY: Yes.

15 MR. PLATT: So tell me, what is that lot
16 now.

17 MS. BEMBERY: Sure. It's land; just
18 grassy land. It's two vacant lots directly next to
19 each other. They are on the corner. All of the land
20 on that corner is empty. If you go further down that
21 lot, here's a few houses on the corner. I think
22 there are a total of three houses further to the
23 right. But it's sits right on the corner of Broadway
24 and Royden. It sits right on that intersection. And
25 there's nothing there right now.

1 MR. PLATT: So is the site overgrown; are
2 there are any vehicles or debris on that site right
3 now?

4 MS. BEMBERY: Yes. It is quite overgrown
5 so it's blight. It's not pretty to look at. The
6 grass is very overgrown. There isn't any obvious
7 like debris or anything like that which is good. But
8 there's overgrown trees. The grass itself is quite
9 high. So it isn't pleasant-looking right now.

10 MR. PLATT: So if this board were to
11 consider approving this application, what would
12 actually occur at 530-532? How would make that into
13 a parking lot?

14 MS. BEMBERY: Our intention would be to
15 remove all of the grass and put down gravel. We like
16 to do gravel instead of concrete which is lower
17 impact; not as much construction work that goes into
18 it. So we like to just put down gravel and then
19 maybe just ease that into the sidewalk area. There's
20 not really a need for a full curb-cut because the
21 land is kind of just where the street is. So our
22 intention would just be to gravel over where the
23 grass currently is located instead of doing
24 concrete.

25 MR. PLATT: How would you be able to

1 separate the parking spaces on the gravel?

2 MS. BEMBERY: So we would have them
3 marked out on the gravel. We would have markings on
4 the gravel. We could also place numbering maybe on
5 the far end in front of the spaces. Not directly on
6 the gravel but on the far end in the front.

7 MR. PLATT: And is there anything else
8 you want to tell the Board about why you think this
9 particular proposal works at this property?

10 MS. BEMBERY: No, not. I'd just like to
11 emphasize that both places, the building itself and
12 the lot, are just underused right now. Of course,
13 the interior of the building can't be seen from the
14 outside. But it is technically a blight as well as
15 the grass is. It could be just utilized at a much
16 better way to benefit the City. Right now it's not
17 really doing either one.

18 MR. PLATT: Thank you. Does the Board
19 have any further question for this witness?

20 VICE-CHAIRMAN STILL: So is this
21 situation where like the second floor and third
22 floor, A-1 Uniform is not using it any further?
23 The pictures look like A-1 Uniform is using it as
24 storage.

25 MS. BEMBERY: Right. So most of the

1 items in those areas are not actually things that
2 they are keeping. One of the pictures, the one that
3 looks the best, the best maintained, that is things
4 that they are using currently. But they have ample
5 storage available to them in their basements.

6 There is a basement for each lot because
7 the building has four lots officially 719, 725. So
8 there's ample storage. Each basement is the full
9 size of the lots. They also have storage on that
10 first retail space floor. We took pictures of the
11 middle space which is their actual retail space. But
12 they have two lots worth of storage on either side.

13 MS. MASON: So A-1 will remain there?

14 MS. BEMBERY: Yes.

15 MS. MASON: A-1 will become mixed use?

16 MS. BEMBERY: Yes. Exactly.

17 MS. RIVERA: How about windows?

18 MS. BEMBERY: Windows on the first
19 floor?

20 MS. RIVERA: On the second floor.

21 MR. GUGLANI: I think the plans call for
22 windows.

23 MS. BEMBERY: Yes. I think they have the
24 exact number. I don't know how many. But the
25 architectural renderings that are with the original

1 application, that should include exactly how many
2 windows are already there and what we would need for
3 each floor.

4 MR. GUGLANI: If you see windows, they
5 stuccoed over them when A-1 Uniform City, I think,
6 redid the building in the late 90's. To give you
7 some context. So A-1 Uniform has been around or 30,
8 35, years. The original owner was named Mohammad.
9 What's his last name? He was a nice guy. But he was
10 in his 80's I think so he retired and sold the
11 business to some of the employees who had worked
12 there for a long time. They bought the business.
13 They've gotten a lot more contracts. Their ?? is
14 great.

15 A lot of the inventory that you see up
16 there is dead inventory. It's inventory that you
17 just never could sell. So they're putting it out on
18 close-out. Their actual core business now is much
19 more efficient. They get inventory and turn in the
20 uniforms and they sell them. They're not stocking
21 old dead inventory. So just between the retail floor
22 and first floor and the basement, they have more than
23 ample space. They didn't want to expand basically.

24 VICE-CHAIRMAN STILL: So the agreement
25 with A-1 is that the second and third floor is going

1 to be totally empty?

2 MR. GUGLANI: That's correct. They
3 signed a new five-year lease when they bought the
4 business. So we negotiated with them. They made no
5 interest in taking the second or third floor. They
6 wanted just the first floor.

7 VICE-CHAIRMAN STILL: And anything we see
8 is going below; not second or third? It's going in
9 the basement?

10 MR. GUGLANI: To be honest, most of that
11 stuff is going to be sold like pennies on the dollar
12 because it's like 20-year old inventory. But
13 whatever their active business uses, that's more than
14 enough to be used on the first floor and in the
15 basement.

16 VICE-CHAIRMAN STILL: Got you.

17 MS. MASON: The rendering, you mentioned
18 there was a rendering?

19 MS. BEMBERY: Yes, the architectural.
20 It's here. They look similar to this.

21 MS. MASON: Is this the rendering?

22 MS. BEMBERY: Parking.

23 MR. PLATT: That's the parking plan for
24 530-532.

25 MS. BEMBERY: That might be for 530 to

1 532.

2 MS. SPENCER: Are they cutting out
3 windows on the top floor?

4 MS. BEMBERY: On the top floor, yes. The
5 specific plan for that is on the renderings. Off the
6 top of my head, I don't know what their specific plan
7 is. But we would add windows. Each floor will need
8 proper egress so we will add windows on that third
9 floor.

10 MR. GUGLANI: Second floor and third
11 floor.

12 MS. MASON: So you mentioned the majority
13 of the apartments will be on the second floor?

14 MS. BEMBERY: Yes.

15 MS. MASON: What's going to be on the
16 third floor?

17 MS. BEMBERY: The third floor will also
18 be apartments. That will be the second floor to the
19 bi-level two-bedroom. That one will have a portion
20 of it on the third floor. And then there will be one
21 other studio apartment on the third floor.

22 MR. GUGLANI: There's a pretty big
23 setback right now so the third floor, I think, could
24 be 2,000 square feet, maybe less. When we take out
25 the stairwells, it's not a lot of livable space.

1 The majority of the livable space is on the second
2 floor.

3 MS. MASON: Is there is a utility space
4 as part of this?

5 MS. BEMBERY: Like a space that would be
6 for like meters, that sort of thing?

7 MS. MASON: Yes.

8 MS. BEMBERY: Right now there is a space
9 in the basement. Our plans will actually reallocate
10 all of that to make it accessible for each tenant.
11 But, yes --

12 MR. GUGLANI: Each of the utilities for
13 all of the apartments --

14 MS. MASON: Are within the apartment?

15 MR. GUGLANI: -- would be in the
16 apartments. I don't think we included the MEP Plans.

17 MR. PLATT: Why don't you come closer to
18 the microphone so the court reporter can hear you.

19 MR. GUGLANI: Oh, sorry. I don't think
20 we included the MEP plans, but I believe some of the
21 utilities are in the basement. And some of the water
22 heaters are in the apartments. Our goal is to offer
23 dishwashers in each apartment, as well as washer and
24 dryers in each apartment.

25 MR. PLATT: You obviously have kitchen

1 facilities and the bathroom in each unit, correct?

2 MR. GUGLANI: Yes, of course.

3 MS. MASON: And these are market rate
4 housing, right?

5 MS. BEMBERY: Yes. Market rate, yes.

6 MR. GUGLANI: We call them
7 naturally-occurring affordable housing. Because
8 that's why we're building a lot more of these studios
9 and these efficiencies. So we started with this
10 whole idea a couple of years ago. The Walter Rand
11 Transportation Center, they're rehabbing that and
12 putting 250 million dollars into it and making that
13 beautiful. Cooper is buying up the lower parts of
14 Broadway; Cooper and Rutgers a joint board. So
15 you're seeing a lot of transformation in the lower
16 part of Broadway. But the upper part of Broadway
17 past I'd say, the 500 block is kind of a bit
18 desolate.

19 So we started with 436 Broadway, 438
20 Broadway, 506 Broadway, 508 Broadway, 602, 604, 606,
21 719, 725. So all of these, we're trying to
22 revitalize this section of Broadway to provide
23 housing. It's really needed because -- I don't know
24 which entity is building there, but a lot of
25 residents -- it's an entire city block that residents

1 had to relocate. We actually have the realtor that
2 worked with some of those residents to find new
3 accommodations. And we were able to accommodate them
4 at 436 Broadway. It's a real-time need. As they
5 develop the lower parts of Broadway, the upper parts
6 of Broadway need more housing. So that's kind of the
7 whole idea of this particular couple of projects.

8 MS. SPENCER: I have a question about the
9 parking. How are you going to stop the residents
10 from parking in that parking lot?

11 MS. BEMBERY: I'm sorry? To stop them
12 from parking at the Royden Street parking lot?

13 MS. SPENCER: Yes.

14 MS. BEMBERY: So you mean like the other
15 residents; not people who live around there?

16 MS. SPENCER: Right.

17 MS. BEMBERY: So we actually would have
18 maybe some sort of -- we haven't figured out the
19 security -- but maybe a fence or something along that
20 type. We would have a camera there. We have cameras
21 all over our facilities like parking, the apartment
22 buildings and that type of thing. We'd be able to
23 monitor who is there; if they should be there; who is
24 not there. I believe we would install some sort of a
25 fence and have maybe even have some sort of an access

1 and work out the details of that. We would at least
2 absolutely monitor it. We could see whether or not
3 the vehicles are suppose to be there or not there.

4 MR. PLATT: And you'd have signs that
5 says parking for 719-725 only?

6 MS. BEMBERY: Absolutely yes. Parking
7 signs. That's our standard across the board.

8 VICE-CHAIRMAN STILL: But there's really
9 no plan for marking off the parking spots because if
10 you're making a mark on gravel and cars are on
11 gravel, the gravel is going to go everywhere so your
12 marking is not going to be there after a while.

13 MR. GUGLANI: You put in those medians.
14 You drill them into the ground. We've done them in
15 other gravel parking lots. The whole reason for
16 gravel is, because when you do the asphalt, a lot of
17 drainage issues come up. We wanted to keep things
18 simple with gravel for now.

19 MR. EINGORN: You're creating nine units
20 which is a decent amount of units. And this is a
21 large area to make into a parking lot which would
22 seem to accommodate those residents. My concern is
23 that you're going to add potentially all these cars
24 and parking requirement. How are you going to plow
25 the gravel? I don't know that you can plow gravel in

1 the wintertime. Do you have some plan for that?
2 Because if this was a couple of spaces, it would be
3 one thing. But this is a large area and plowing.
4 Lately we've had more snow than usual. That's my
5 bigger concern. I like the idea that the water would
6 percolate and you're not creating runoff because
7 there is two houses that border this. I don't want
8 to like affect them. But my concern is, you have a
9 winter issue and you end up on the street anyway.

10 MR. PLATT: I've been waiting for this
11 question for 35 years. My house in Voorhees has a
12 gravel driveway. The only one in the whole
13 development. Why? Because my wife doesn't like
14 asphalt; she doesn't like it. And so when I was
15 interested in doing it, I easily, easily, easily
16 hand-shoveled the driveway. Now, of course, you have
17 to repack the gravel again because I was a little bit
18 too heavy in the shoveling. But you could absolutely
19 hand-shovel packed gravel. I've been doing it for
20 35 years. And you don't have to plow. You can
21 hand-shovel it. So that's my testimony. But I'm not
22 testifying but you would agree with what I'm saying,
23 correct?

24 MR. GUGLANI: I would agree. And as far
25 as who is going to be doing that. We have the

1 doctor's office at 602-604 Broadway, they have kind
2 of at least a fractional employee there who kind of
3 maintains the grounds there so he's a block away.

4 MS. BEMBERY: He does, yes.

5 MR. GUGLANI: So he kind of does the odds
6 and ends of that 602-604 Broadway property. I'm sure
7 he would like some additional work.

8 MS. BEMBERY: Oh, yes, he'd be happy.

9 MR. GUGLANI: He's a helper at the
10 office.

11 MR. PLATT: The question is, who is doing
12 it and how it's going to be done. He hand-shovels?

13 MS. BEMBERY: Yes.

14 MS. MASON: The Crock Center shovels
15 first too, you know, before they bring in plows. And
16 that's big lot.

17 MR. EINGORN: Right. Remember, though,
18 if this is going to run with the land, the next
19 person is going to have to shovel it too. So that's
20 why I asked the question. My other concern, although
21 this curb is low, and I'm assuming you can jump this
22 curb, it really isn't a curb cut, is it?

23 MR. GUGLANI: We can get a curb cut.
24 We'll be happy to --

25 MR. EINGORN: I think that's probably

1 necessary especially because if you don't have a curb
2 cut, someone is going to park in front of it. If you
3 have a marked-out curb cut, it would prevent people
4 from blocking in your residence. Those are my two
5 concerns about the parking. I don't know if the
6 Board itself has concerns or questions about the
7 parking lot.

8 MR. PLATT: And just to confirm for the
9 record, your company owns both lots, correct?

10 MR. GUGLANI: Yes.

11 MR. PLATT: All of those parcels?

12 MR. GUGLANI: Yes.

13 MR. PLATT: And you're willing to enter
14 into either a parking license --

15 MR. GUGLANI: Sure.

16 MR. PLATT: -- parking easement that the
17 parking lot -- the parking at 530-532 goes with
18 719-725, correct?

19 MR. GUGLANI: Yes. It was really
20 challenging. So that 700 block of Broadway is pretty
21 much really built out. So to convert apartments
22 there, we had to figure parking out. So we have
23 530-532 Royden. We actually just got approved from
24 the Tax Lien Review Committee to purchase a lot on
25 Lyme Street. So we're trying to get more lots on

1 Lyme Street. We want to have more than enough ample
2 parking. We thought having the two lots was enough
3 to come before you guys. But our goal is to have
4 more than one spot for residents. But it takes time
5 to assemble these lots one off. You have to
6 literally buy it from the Tax Lien Review Committee.
7 They're not available for sale so it takes time when
8 you're trying to do in-fill development.

9 MR. PLATT: So we would agree to fair and
10 reasonable terms in such a parking license that would
11 connect the two parcels together. And, obviously, we
12 would apply for a curb cut with the City. And
13 whatever construction issues are necessary to mark
14 out the gravel parking. It's being done all over the
15 place to avoid impervious coverage. And I've been
16 hand-shoveling gravel for 35 years, but that's not
17 relevant.

18 MR. EINGORN: And the Board has imposed
19 the requirement to use gravel for driveways and
20 things in the past. But it's for like smaller areas
21 where if it's one or two cars that wind up on the
22 street, it's not a big deal. This is a large lot.

23 VICE-CHAIRMAN STILL: Not just that,
24 the other things that we approved as far as gravel is
25 concerned, I don't remember markings being on any of

1 them.

2 MR. EINGORN: I think we had one but,
3 again, it was smaller. It was like three or four
4 spaces.

5 MR. EINGORN: The other concern
6 I have is, I'd rather not see this being sold
7 separately as like a stand-alone parking lot.
8 So, obviously, with the suggestion of counsel, we
9 would require some sort of easement; something of
10 that nature. The problem is, you're creating a
11 situation where you're putting a restraint on
12 alienation. Is that the legal term? It has been a
13 long time since I did this in law school. I'm
14 concerned that we're going to sell parking lots and
15 someone is going to sell spaces.

16 MR. PLATT: I think if it's a condition.
17 We're making this application as the common owner.
18 So it really wouldn't be a restraint on alienation.
19 It would be a condition of, to get the off-street
20 parking variance necessary for 719 to 725. This
21 parking lot would go with the main parcel where the
22 units are going to go to. And quite frankly, that's
23 the way it's done, not just in Camden City but in a
24 lot of cities where you don't -- I mean, quite
25 frankly, we discussed this at length. I didn't even

1 want to apply for the parking variance because I know
2 it has all kinds of issues like this. On the other
3 hand, we know that you want off-street parking. You
4 tell us what you want and we'll do whatever you want.

5 MR. EINGORN: What about a condition of
6 approval that common ownership is required and that
7 if common ownership lapses, the use variance
8 associated with the parking is terminated.

9 MR. GUGLANI: Whatever you guys like.
10 Not a problem at all. I can tell you that we're
11 trying actively to pick up little -- it was suppose
12 to be included in the other packet. But I've been
13 emailing the City, Ms. Hawkins, about, there's other
14 lots on St. John. We're trying to get ample parking
15 assistance. The totality about 40 apartments that
16 we'll be creating over the next couple of years on
17 those couple of blocks, all of them, half of them,
18 have been before the Board. This is the last two
19 projects. But we have to -- in order to build
20 in-fill, we had to pick up orphan lots and tried to
21 convert them into parking.

22 MR. EINGORN: That is the conflicting
23 nature of this, right? There's the -- the City needs
24 parking versus the City wants in-fill housing and how
25 do we take these open lots and what do we do with

1 them. I totally get that.

2 MR. PLATT: I mean, it's no small
3 matter. We're giving up these other two parcels for
4 the parking. So we're trying to achieve that.

5 MR. EINGORN: Agreed.

6 MR. PLATT: Obviously, we need the use
7 variance for the other units. But they're not being
8 overbuilt. There's only that one 2-bedroom so we're
9 trying to balance it out, if you will, between the
10 two. But I think that a proper provision that if
11 their ownership changes one from the other then it
12 would cease to be used. They need the parking for
13 the 719 to 725 and vice-versa.

14 MR. EINGORN: Does the Board understand
15 what it is?

16 CHAIRMAN HANCE: Yes.

17 MS. MUHAMMAD: I don't.

18 MR. EINGORN: So essentially, the
19 approvals for the parking lot would be contingent on
20 the common ownership of this. And was it 719?

21 MS. BEMBERY: Yes.

22 MR. EINGORN: And so if one is sold
23 separately from the other then the approvals for the
24 parking lot would terminate and it would no longer be
25 an approved parking lot

1 MR. PLATT: So if the parking lot -- if
2 530-532 Royden were ever to be sold, not together
3 with the other one, then the apartment approvals for
4 519 to 525 would be voided and we could no longer use
5 it for that purpose. And we would have to come back
6 before the Board to try and get another variance
7 which maybe we can get it and maybe we don't. So
8 that's the understanding of the application. We know
9 that one goes with the other for sure. And however
10 the lawyers work this out, we'll work it out to a
11 way that it satisfies. What I think the Board wants
12 is off-street parking dedicated for 719-725 Broadway.

13 CHAIRMAN HANCE: Yes.

14 MR. PLATT: Unless you don't want the
15 off-street parking with the lot to build.

16 MR. EINGORN: We've had that before too
17 where people have come, the neighbors have said, no,
18 we'd rather you just get a variance. We've had that
19 before. So when we open to the public, the Board
20 will get to hear if anybody here is interested in
21 these lots, you know, in their development and the
22 Board will take that into consideration as well. Do
23 you have any other testimony that you'd like to
24 present?

25 MR. PLATT: He was going to put on some

1 testimony about why this particular location is
2 appropriate for this type of use which I think you've
3 heard a lot about already. And we don't expect
4 either the two of you can answer this, this to be a
5 burden on any of the neighbors of the surrounding
6 property to have those nine efficiencies. I don't
7 think that's going to cause any kind of problem or
8 anything?

9 MS. BEMBERY: I try to get to know the
10 neighbors and everything. I've been to that building
11 a handful of times just for a bunch of different
12 reasons in preparing for this application. It
13 doesn't appear that that would be an issue. It seems
14 like some of the neighbors who are right around the
15 corner, actually would be happy about that. Just
16 having that space used and like revitalized in that
17 area. Just being a part in a way and just as a
18 neighbor of like the redevelopment.

19 MR. PLATT: And one of the things, that
20 building is sprinkled; is it not?

21 MS. BEMBERY: Right now it's partially
22 sprinklered. It's sprinklered on the floors, the
23 two residential floors. Those are fully sprinklered
24 with sprinkler heads and signs, of that all is
25 already there.

1 MR. PLATT: Thank you.

2 MS. BEMBERY: I did want to add one
3 comment. I couldn't remember the language properly.
4 But about marking out the parking area at 530 Royden
5 Street, I was trying to make the parking stalls or
6 stoppers that they write in front of your car when
7 you pull up, we would label those.

8 MR. PLATT: The bollards?

9 MS. BEMBERY: There we go. Thank you.

10 VICE-CHAIRMAN STILL: Those are the
11 things that you can drill into the ground?

12 MS. BEMBERY: Yes. We would label those.

13 MR. EINGORN: If there's no further
14 testimony, we'll open to the public.

15 MR. PLATT: That's it.

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Anybody here tonight from
18 the public that would like to be heard on either the
19 application regarding 719-725 Broadway proposes
20 retail first floor with residential on the second and
21 third floor; or 530-532 Royden Street, proposes
22 stand-alone parking lot? Hearing none and seeing
23 none, we'll close the public portion. Any closing
24 argument?

25 MR. PLATT: No. We think we've put

1 everything that we can on the record and we're
2 agreeable to the bollards; we're agreeable to the
3 language and the license of the easement agreement.
4 We're agreeable to any conditions that you've already
5 indicated on the record.

6 MR. EINGORN: And curb cut?

7 MR. PLATT: Curb cut, yes.

8 UNIDENTIFIED SPEAKER: I have a comment.

9 MR. EINGORN: We just closed the public
10 portion. That was your time. Sorry.

11 UNIDENTIFIED SPEAKER: No problem.

12 MR. EINGORN: So the Board has heard
13 substantial testimony. This is two applications.
14 So we will require two votes. One on the requests
15 regarding the residential apartment building and then
16 one on the stand-alone parking lot. Obviously,
17 there's conditions for both that would
18 cross-reference each other. It was discussed that
19 the bollards for marking the parking spaces, a curb
20 cut at the front of the parking lot and then
21 conditions of approval of common ownership.
22 Otherwise, the approvals would lapse if the Board is
23 inclined to grant either --

24 MS. MASON: So the approval for the
25 apartment complex and the parking or the parking

1 would lapse?

2 MR. EINGORN: Let that be -- that would
3 be up to the Board. But the point being that, you're
4 making these common ownership requirements so that
5 you don't have a stand-alone parking lot, otherwise,
6 that may be used for something. And you don't have a
7 9-unit apartment building that no longer has parking.
8 Right? I think that's the understanding.

9 MR. PLATT: And if we do it as an
10 easement that's connected to 719-725 in an easement
11 document, we can work out the details - and sorry to
12 interrupt -

13 MR. EINGORN: That's fine.

14 MR. PLATT: - that if somebody -- if we
15 try to sell 719-725 without selling 530-532 Royden,
16 that easement is going to show up. And that owner is
17 going to know that that parking lot has got to go or
18 whatever they think they can do there in terms of the
19 second, third floor but they can't. So that's how we
20 would take care of that as a matter of record. So if
21 someone were looking to buy the property, that would
22 come down in a title report. And we would also agree
23 to put up resident-parking only signage as well.

24 MR. EINGORN: So the Board is tasked with
25 reviewing these two applications. Again, they are

1 separate applications and we'll need separate votes.
2 So why don't we start with the residential housing
3 application for 719. The Board should do a
4 discussion of the Positive and Negative Criteria for
5 the requested use variance and make a motion.

6 MR. PLATT: We're also requesting site
7 plan waiver.

8 MR. EINGORN: And site plan waiver. My
9 apology. It's a lot going on there.

10 VICE-CHAIRMAN STILL: I think housing is
11 needed in the City. More affordable housing than
12 market rate housing is needed but housing is needed.
13 I totally agree that that area is more for the
14 commuter. And, again, you don't want to have
15 nothing there. So I do like that they're trying to
16 put people that need housing in these empty spaces.
17 But there is a lot of unknowns and what could happen,
18 but that has nothing to do with this permit.

19 MS. MASON: I think that the Eds and Meds
20 is expanding in that area. And so having housing for
21 those medical students I think is critical in that
22 area. And it will also be revitalizing that area.
23 Broadway at one point in time was a stable commercial
24 corridor. And so fast-forwarding to today,
25 continuing to have that commercial space

1 collaborating with the company that has been there
2 for 30 years and then adding on some residential, I
3 think is also something that is critical to this
4 application.

5 MR. PLATT: And we'll exclude law
6 students if you don't want any more lawyers around
7 here. It's clearly up to you.

8 CHAIRMAN HANCE: I will piggyback. I
9 think it's a great idea. I've been looking at the
10 plans and you guys are really doing it right. You
11 got sound barriers going in for your neighbors. I
12 like that being a contractor myself. You're doing it
13 right. I was impressed. It's something that is
14 needed and, hopefully, this encourages a lot of other
15 kids to graduate; to have somewhere to be at like a
16 Frat House or whatever you want to call it and just
17 have their own space.

18 That area is pretty quiet also. I used
19 to work at Camden County OEO which is right now the
20 street. So I'm pretty familiar with that area also.
21 I think it's a good move. And it's something great
22 for the City.

23 MS. MASON: Do we need to have a
24 discussion on the next point?

25 MR. EINGORN: So why don't you propose a

1 motion whether to grant or deny if you're going to
2 propose a motion to grant. Obviously, it's with the
3 condition of the ownership and an easement.

4 CHAIRMAN HANCE: I make a motion that we
5 grant with conditions.

6 MR. EINGORN: Okay.

7 MS. SPENCER: Second.

8 MR. EINGORN: We'll take a roll-call vote
9 on 719. Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Ms. Spencer.

20 MS. SPENCER: Yes.

21 MR. EINGORN: And Ms. Mason.

22 MS. MASON: Yes.

23 MR. EINGORN: Seven zero and that passes.

24 And then we have the application for 530 to 532
25 Royden Street.

1 MR. PLATT: That's also use variance and
2 site plan waiver.

3 MR. EINGORN: So the same thing, the
4 applicant is here requesting a stand-alone parking
5 lot to support 719. You've heard the discussion, the
6 testimony, and seen the exhibits. The Board should
7 do a discussion and propose a motion with the
8 conditions stated if it's a motion to approve which
9 would be bollards, curb cut, resident-only signage
10 and then the ownership easement.

11 CHAIRMAN HANCE: So I think that was a
12 great idea especially for the neighbors to have a
13 parking lot in that area. It's definitely needed.
14 And, again, I just think that -- you came with a full
15 package so I think that was a good idea and I think
16 it'll be excellent for the students. That way they
17 don't have to drive around too far from where they
18 live at to find parking and walk back.

19 MR. EINGORN: I apologize. Was there
20 testimony about a fence? I don't mean to reopen it.

21 MR. PLATT: It was optional. I don't
22 know if we would need variance for it.

23 MR. EINGORN: If it's across the
24 frontage, it would need a variance. That's the
25 issue.

1 VICE CHAIRMAN STILL: Testimony was --

2 MR. EINGORN: You could just come back
3 for a fence application. I don't think that's a huge
4 hurtle if you're going to decide to put in a fence.

5 MR. PLATT: I'm sorry?

6 MR. EINGORN: If they decide to put in a
7 fence, they'll just have to come back for a fence
8 application. That's all. It's not huge hurtle.

9 MR. PLATT: Yes, we understand.

10 MR. EINGORN: Sorry.

11 CHAIRMAN HANCE: I think a fence -- I'll
12 comment on it. I think a fence is a great idea.
13 That way no one else parks there.

14 MR. EINGORN: Right.

15 CHAIRMAN HANCE: Like you said, some type
16 of a key card or something or it'll open up and they
17 can get in there and you keep out everybody else who
18 doesn't belong there.

19 VICE-CHAIRMAN STILL: Agreed.

20 MR. PLATT: So you're asking for the
21 fence? Are we giving the variance or you're not
22 asking for the fence? Are you saying, come back for
23 the fence?

24 MR. EINGORN: Yes. Because the fence
25 wasn't noticed for. It's an additional variance.

1 MR. PLATT: Understood.

2 MR. EINGORN: A discussion; motion?

3 MS. SPENCER: I move to approve with the
4 conditions of the fence that they have to come back
5 for it.

6 MS. MASON: I'll make the first motion to
7 approve that stand-alone parking lot with the
8 conditions.

9 MR. EINGORN: Okay. And we have a
10 second?

11 MS. NUNEZ: 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. Nunez.

18 MS. NUNEZ: Yes.

19 MR. EINGORN: Ms. Rivera.

20 MS. RIVERA: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Ms. Spencer.

24 MS. SPENCER: Yes.

25 MR. EINGORN: And Ms. Mason.

1 MS. MASON: Yes.

2 MR. EINGORN: Seven in favor and none
3 opposed, the motion passes with conditions.

4 MR. PLATT: Thank you.

5 MR. EINGORN: Thank you, Counsel.

6 I believe you have the next two as well;
7 is that right?

8 MR. PLATT: Yes. Good evening, again,
9 members of the Board. My name is Stuart Platt from
10 the Platt Law Group; an attorney at law in the State
11 of New Jersey. I represent Cooper Square
12 Acquisitions or CSA IV, LLC. This is a similar
13 type of application as the last one. We're seeking a
14 use variance and a waiver of site plan for 606 S.
15 Broadway, Block 1419, Lot 3 and we're also
16 seeking a use variance and waiver of site plan for an
17 adjoining lot and it's really not contiguous but it's
18 around the block, I believe, at 601 St. John Street
19 for stand-alone parking. And I have the same
20 witnesses that we had before. If you will please
21 come back up. I just think as a matter of record, we
22 should just re-swear them in.

23 MR. EINGORN: That's fine if you'd like.
24 They've already been sworn.

25 MR. PLATT: The record can reflect that

1 you've both been already sworn.

2 So I'm handing out Exhibit A-1. It's
3 three colored photo copies of photographs of the
4 location. 606 currently is three stories. There was
5 an office on the first floor. We are seeking to take
6 what is there now and make it three 2-bedroom
7 apartments or a triplex. Triplexes are not allowed in
8 the zone. And that's why we need the use variance.
9 And I'm going to have Ms. Bembery basically go over
10 the nature of the application and confirm what it is
11 we're seeking with 606 S. Broadway and 601 St. John.

12 MS. BEMBERY: While we are looking to
13 convert this building officially to be three
14 residential apartments, two-bedroom apartments, one
15 apartment would be on each floor, right now we do
16 have zoning approval for one medical office on the
17 first floor and one apartment on the second floor.
18 So we're just looking to expand that approval to the
19 third floor as well and convert that to an apartment.

20 And then to change the zoning designation
21 of the first floor from medical office to an
22 apartment. We just don't -- there's not a high
23 demand for medical office space in that area so we
24 don't really see that being usable space right now
25 with its zoning designation. That's the reason for

1 us changing that.

2 And then the third floor is also the
3 same. We'd like to utilize that space. It's large
4 enough to be a 2-bedroom apartment so we just like to
5 make use of it. The photographs in front of you, I
6 have one photo of each floor. It's all just framed
7 out. There is no like construction; like nothing is
8 finished there. We bought the property liked
9 partially-framed out so we just have it --
10 haven't done anything there yet.

11 MR. PLATT: You didn't do any of this,
12 right?

13 MS. BEMBERY: No, we did not do any of
14 this. It was already framed out. Just to be clear.

15 MR. GUGLANI: We did make one emergency
16 repair. We asked for full transparency. The
17 previous owner was a doctor and he kind of owned
18 these three or four buildings. And he owned the
19 medical practice. He then since sold the medical
20 practice. This building did get gutted out pretty
21 much fully. And there was some structural problem
22 where we had to put like a beam all the way from the
23 first floor to the third floor. I don't know if it's
24 in the pictures but it's a steel structure.

25 MS. BEMBERY: It's not in the picture.

1 It's like a structural beam on the back of the wall.
2 But that is correct, it mostly supports like the
3 third floor because the wall was starting to sink.

4 MR. PLATT: So on the photographs A-1,
5 that's a photograph of the existing first floor that
6 was at one point a medical office?

7 MS. BERBEMY: Yes. Correct. Zoned as a
8 medical office, yes.

9 MR. PLATT: Okay. Was it ever used as a
10 medical office, do you know?

11 MS. BEMBERY: Not to my knowledge.

12 MS. RIVERA: Which one were you saying?

13 MS. BEMBERY: The first floor of 606
14 Broadway, that first photo.

15 MS. RIVERA: Because I know that there
16 was a doctor's office there 30 years, Dr. Jensen.
17 And that doctor discovered my mother's cancer.

18 MS. BEMBERY: Oh wow. Oh my goodness.
19 Amazing. And the second photo is of the second floor
20 as well. Also just framed out. There's no
21 construction finished out here. Sorry for the
22 photos. It's hard to take a photo of like framing.
23 We're in the middle of the room on both photos so
24 you can see there's two rooms framed out. We have a
25 entry way framed out over to the left.

1 And then a final photo is of the third
2 floor. That is just one big open space and there
3 isn't any active framing in there. You can see in
4 the righthand corner where a staircase would be to
5 come upstairs. And then there is some wood on the
6 floor that would show how it would be. We would
7 change it a little bit but it would be framed
8 according to the wood that's on the floor. Each one
9 will be a 2-bedroom; a 2-bedroom unit with one
10 bathroom.

11 MR. EINGORN: How high is the
12 ceiling on the third floor?

13 MS. BEMBERY: I don't think we have exact
14 measurements.

15 MR. EINGORN: Because from the outside,
16 it looks short.

17 MS. BEMBERY: Yeah. You can definitely,
18 at least myself, if you're around like five feet and
19 I'm five three and I can stand comfortably. I don't
20 think we have exact measurements. We'd have to get
21 you exact measurements of how high that ceiling is.
22 We do have an engineering structural report from when
23 we had to put the beam in the back. So I believe
24 they would have measurements that I can provide.

25 MR. GUGLANI: With that being said, I

1 understand your concerns. If it's not high enough
2 for a full residential unit, we can just convert the
3 second floor. The first half into an efficiency and
4 then make it like a bi-level with a living room
5 on the third floor. Because there's a minimum height
6 requirement. It's 8 1/2 feet I think for
7 residential. So if we don't clear that -- that was a
8 bathroom. We didn't get architectural drawings yet.

9 MS. SPENCER: If that ceiling is still
10 low, right, could you have a living room with a
11 6-foot high ceiling?

12 MR. EINGORN: Right. That's the issue.
13 I think what he's saying is, the front half of the
14 building is taller than the back half; is that what
15 you're saying?

16 MR. GUGLANI: Not exactly. So the first
17 floor ceiling height is probably 12 feet. They're
18 really nice. Right?

19 MS. SPENCER: The second floor.

20 MR. GUGLANI: So as you walk in, the
21 first floor, no problem, 2 bedrooms. Second floor,
22 if the third floor ceilings are too small for a
23 stand-alone apartment, we can just make that second
24 floor a bonus room for one of the apartments on the
25 second floor. So instead of the second floor being a

1 full apartment, you convert that into an efficiency
2 here with a one-bedroom, with a bonus room on the
3 second floor. You give the third floor to one of the
4 apartments on the second floor.

5 Mr. Eingorn brought up a good point that
6 if we don't have the minimum height requirement for a
7 full residential apartment, you can't make that a
8 legal unit. We could just give that to the second
9 floor and put two apartments on the second floor.

10 MR. PLATT: So you'd have two
11 efficiencies on the second floor and the third floor
12 would just be some sort of loft area for the second
13 floor?

14 MR. GUGLANI: Yes. It wouldn't be an
15 efficiency. You could probably put a one-bedroom
16 there and put like the living room on the third
17 floor.

18 VICE-CHAIRMAN STILL: I'm sorry. You're
19 losing me here. So the application says second and
20 third floor. What we're discussing here is if the
21 third floor is too small, we can do this but that's
22 not on your application. Am I correct?

23 MR. EINGORN: Right.

24 MR. PLATT: The issue you're asking is to
25 turn this into three separate units, one on the

1 first floor, one on the second, one on the third.
2 From a use variance standpoint, it's my belief that
3 if construction-wise we couldn't do that, it still
4 would be a triplex. You would just have two units on
5 the second floor and the bi-level would be on the
6 third floor. At the end of the day, there's only
7 three separate units.

8 MS. MASON: What would be the square foot
9 of each of those apartments?

10 MR. EINGORN: I don't know that the Board
11 can approve like two separate options without seeing
12 what that second option is going to look like. And I
13 don't want you to end up -- I mean, I guess the
14 question is, you can either go forward and then find
15 out that the ceiling is too low or you adjourn and
16 come back with some drawings to show the Board that
17 two units are conducive to the second floor with the
18 bonus room. Right? That's the issue.

19 MR. GUGLANI: I was under the impression
20 that the Zoning Board, like you get a zoning
21 application that says, triplex. Right? It doesn't
22 really say how many apartments per floor. I mean,
23 the building itself has 2,700 square feet so three
24 units more than comfortably work on the building.

25 Now whether that's two units on the

1 second floor, third floor being a bonus room that
2 leads to the second floor or it's one per floor, I
3 think the architect will determine that. But we
4 didn't want to spend the money on architectural plans
5 without knowing we had the triplex zoning approval.

6 MS. MASON: I think what my colleagues
7 are saying is that, we need to see that. Right now,
8 you're proposing something that's different from here
9 because it's unknown. Right? You don't know that so
10 we're recommending -- like we don't disagree but just
11 recommending for maybe you come back with the actual
12 plans and the approvals of whether you can do that --
13 do an apartment on that third floor or not.

14 MR. EINGORN: As opposed to finding out
15 that you can't do it that way and having to refile
16 your application and pay all the fees all over again
17 and all the noticing components, right?

18 MR. GUGLANI: If we came back, wouldn't
19 we have to refile anyway?

20 MR. EINGORN: No, we can adjourn you.
21 You could come back with the stuff. And then instead
22 of paying for everything again, right, you can just
23 come back.

24 MS. MUHAMMAD: We can adjourn you to
25 October.

1 MS. MASON: Or we just, you know -- if we
2 don't take it this way, then you risk us not
3 approving the application.

4 MR. EINGORN: That's the other problem.

5 MR. GUGLANI: At a high level, I mean,
6 it's 2,700 square feet. I'm also certain that an
7 architect will find a way for three units to -- I'm
8 very certain an architect will find a way for three
9 apartments to work there. The problem with
10 adjourning is, every month it causes construction
11 delays. You guys get the idea. And architects, God
12 know how long they're going to take. We could be
13 here back in 2027.

14 MS. MUHAMMAD: We could move forward with
15 it if you would like.

16 MR. GUGLANI: Now, in terms of --

17 MR. EINGORN: Remember, we've seen
18 architects squeeze a lot of apartments into very
19 small spaces and the Board has said, no, you're not
20 going to stick these tiny apartments in this
21 building. Right? I mean, we've seen architects do
22 stuff and I'm positive an architect will get creative
23 enough to stick 11 units in that building, right?

24 MR. GUGLANI: We only want three.

25 MR. EINGORN: I know. I know. And the

1 Board is just saying, they want to confirm for
2 themselves that this is conducive to what you're
3 asking.

4 MR. PLATT: Look, I've learned a long
5 time ago, just because we might be right, doesn't
6 really matter. The idea here is, we'll looking for a
7 triplex whether we have one bedroom on the first
8 floor, two bedrooms on the second floor, we have one
9 bedroom on each floor, from a use variance
10 standpoint, that really shouldn't matter. But I
11 certainly don't need a weatherman to know which way
12 the wind is blowing.

13 MS. MASON: And we can't make a decision
14 without seeing that.

15 MR. PLATT: And being a civilian
16 historian I feel like I'm getting flex from the other
17 side here. It's all about flex so. I see the
18 infantry, the artillery, the cavalry. I think
19 that -- it's your call.

20 MR. GUGLANI: Well, you know what, we got
21 lucky once today. Let's get plans and come back
22 another day.

23 MR. EINGORN: You didn't get lucky.
24 Let's be real clear. You didn't get lucky today.
25 You put on a good application. Mr. Platt did a great

1 job for you guys and you got your approvals. But
2 just for this second, the Board needs a little more.

3 MR. GUGLANI: We'll get plans. That's
4 not a problem.

5 CHAIRMAN HANCE: And that young lady did
6 a good job.

7 MS. BEMBERY: Thank you.

8 MR. PLATT: You have a long meeting
9 tonight so what I would ask then in light of the
10 winds that are blowing, that if we could call this
11 out for the October meeting and just make it public
12 notice now so we don't have to renote.

13 MR. EINGORN: Absolutely. And that was
14 part of what I was saying earlier which is, we can
15 notice this now. And so, let the record reflect that
16 the applications, both applications, CSA IV, LLC for
17 606 S. Broadway and 601 St. John Street, these
18 applications are going to be adjourned. They'll be
19 adjourned to the October meeting. This is the notice
20 and the only notice that will be provided for that
21 adjournment. No further public noticing will be
22 required of the applicant.

23 MR. PLATT: Can we have the date and the
24 time of that meeting. I know it's 5:30.

25 MR. EINGORN: The time is 5:30. October

1 the 5th, 2026.

2 CHAIRMAN HANCE: How long have you owned
3 the apartment because I've seen them working on it
4 years ago?

5 MS. BEMBERY: 606 Broadway?

6 CHAIRMAN HANCE: Yes. They were working
7 from the back. They weren't coming through the
8 front. They were coming through the back.

9 MS. BEMBERY: I think at least three
10 years.

11 CHAIRMAN HANCE: I saw that framework and
12 I'm like, how long did you own that?

13 MR. GUGLANI: I think the doctor did
14 that. We bought it and it was gutted out. So he
15 sold all three buildings as a package. There's 602,
16 604, 606 and then there's 508 as well. It's four
17 buildings.

18 MR. PLATT: Hopefully we won't come back
19 for five apartments the next time. Folks, Thank
20 you. Have a great night.

21 MR. EINGORN: Have a good night.

22 The next matter will be Taniesha Wilson,
23 751 Chestnut Street. Is that matter ready to
24 proceed?

25 MS. JOHNSON: We need wait our turn.

1 MR. SUGLIA: Before I question you, I
2 just want to give the Board a little bit of a
3 background. This property was purchased in March
4 2020 as a duplex. And had, in fact, been used as a
5 duplex for many years. The purpose of seeking these
6 variances to put everything in good order and
7 legalize the property as it is currently zoned as a
8 single-family property.

9 The property is a rowhome and is subject
10 to preexisting nonconforming conditions which are
11 unabled to be changed given the property's proximity
12 to other buildings similar with respect to the lack
13 of off-street parking which affects many properties
14 in this area. It cannot be changed due to the
15 rowhome character of this property.

16 We submit that there will be no impact
17 change due to the fact that there was never
18 off-street parking at the property given the fact
19 that it is a rowhome. Given the nature of the
20 property, the continued use as a duplex, would not
21 impact the public good or the intent of the Zoning
22 Plan.

23 Mr. Collier, I'm going to ask you a few
24 questions if I can. Will you please explain to the
25 Board briefly what your role is in this project?

1 MR. COLLIER: I am the GC as well as the
2 property manager for this Holding Company.

3 MR. SUGLIA: Okay. What's your
4 familiarity with the neighborhood at issue in which
5 the property is located?

6 MR. COLLIER: I'm very familiar. I grew
7 up in Camden. I actually went to school at St.
8 Joseph's down the street. That property for years I
9 remember 30 years ago, was pretty much a doctor
10 offices there. It was doctor offices and different
11 things like that in that area.

12 MR. SUGLIA: Okay. And you're familiar
13 with this specific property since 2020 when it was
14 first purchased?

15 MR. COLLIER: Yes.

16 MR. SUGLIA: And do you know if it was
17 utilized as a duplex at the time it was purchased by
18 the current owner?

19 MR. COLLIER: Yes. I had occupied it
20 since 2020.

21 MR. SUGLIA: So the property was occupied
22 prior to 2020 as a duplex?

23 MR. COLLIER: It was.

24 MR. SUGLIA: Was it configured as a
25 duplex when it was purchased?

1 MR. COLLIER: Yes, it was.

2 MR. SUGLIA: And do you know if it has
3 been used as a duplex for some long period of time?

4 MR. COLLIER: It has been. Over ten
5 years.

6 MR. SUGLIA: How do you know that?

7 MR. COLLIER: When we bought the
8 property, we had tenants that came with the property
9 and they were living there for quite some time.

10 MR. SUGLIA: So you had existing tenants
11 that were previously living there for some period of
12 time?

13 MR. COLLIER: Yes.

14 MR. SUGLIA: Given your familiarity with
15 the neighborhood, was there ever any off-street
16 parking connected to this particular property?

17 MR. COLLIER: No. There was never any
18 off-street. Most of the people that lived there and
19 that currently live in that area, and the whole
20 block, they pretty much are commuters. They don't
21 really have cars.

22 MR. SUGLIA: And this is, in fact, the
23 common characteristic for properties in this area,
24 sir?

25 MR. COLLIER: Yes.

1 MR. SUGLIA: So I just want to show you
2 what was attached to the original application as
3 Exhibit A. And this is the permit application that
4 was submitted?

5 MR. COLLIER: Correct.

6 MR. SUGLIA: Can you tell me the
7 circumstances underlying the submission of that
8 permit?

9 MR. COLLIER: There was a fire that took
10 out -- it was vacant property next to our property
11 that has been vacant for some time. We had called
12 the police, many, many times. We had people sleeping
13 on the porch. So then one day, of course, they lit
14 the place up on fire, took out the bank next door,
15 took out our property, displaced our residents that
16 were living in it, as well as our other property next
17 door. We didn't displace them but we had damage
18 there as well. We went to go apply just to put it
19 back together again then it was...

20 MR. SUGLIA: So I'd like to refer you to
21 Exhibit B in the application package. And that was
22 in fact, the denial instructing that a c(1) variance
23 would be required?

24 MR. COLLIER: Correct

25 MR. SUGLIA: I will pass out photos to

1 the Board.

2 MS. MASON: I'm sorry. You said it's
3 zoned C-1?

4 MR. COLLIER: That's correct, yes.

5 MR. EINGORN: You want this marked as
6 Exhibit C; does that work?

7 MR. SUGLIA: Sure. The photograph of the
8 property is being marked as Exhibit C-1.

9 (Whereupon Exhibit No. C, Photograph of
10 the Property, was marked for identification.)

11 MR. SUGLIA: Mr. Collier, I just want to
12 show you what was just marked as Exhibit C and I've
13 shared with the Board. Do you recognize that photo?

14 MR. COLLIER: Very well.

15 MR. SUGLIA: Can you tell me what it
16 represents, please?

17 MR. COLLIER: It represents the whole
18 block.

19 MR. SUGLIA: And the specific property at
20 issue here which is 10 N. 27th, can you explain,
21 designate which one it is on this photo?

22 MR. COLLIER: We have the bank to your
23 far left. Then you have the vacant property next to
24 it and then my property right next to that.

25 MR. SUGLIA: And when you say the vacant

1 property, in the photo there appears to be some sort
2 of blanket or tarp over the front porch; is that
3 correct?

4 MR. COLLIER: Yes.

5 MR. SUGLIA: Now, you were talking about
6 a fire?

7 MR. COLLIER: Correct.

8 MR. SUGLIA: That fire did not originate
9 at your property at 10 N. 27th?

10 MR. COLLIER: No, it did not.

11 MR. SUGLIA: It originated in what was a
12 vacant property?

13 MR. COLLIER: Correct.

14 MR. SUGLIA: Explain to me the level of
15 damage? How did that play out?

16 MR. COLLIER: That pretty much, it
17 destroyed the bank and destroyed my unit which is No.
18 10 right beside there. It destroyed -- our roof was
19 taken off. Walls were collapsing in the bank. The
20 bank took the biggest hit of all. The bank and the
21 community center that's right beside it, took the
22 biggest hit of it all there.

23 MR. SUGLIA: And what was the extent of
24 damage to your property?

25 MR. COLLIER: A total gut.

1 MR. SUGLIA: Roof collapsed; is that
2 accurate?

3 MR. COLLIER: Roof collapse, yes.

4 MR. SUGLIA: So the permit you were
5 talking about, was to seek to restore it back to what
6 it was prior to the fire, a duplex?

7 MR. COLLIER: Yes. It's a duplex but it
8 was a 2-bedroom, 2-bath duplex when we had it. In
9 the drawings that we have now. we're just going to
10 make it a 1-bedroom duplex; more conducive to the
11 size and the area there.

12 MR. SUGLIA: And those plans are attached
13 as part of Exhibit A to the original application,
14 correct?

15 MR. COLLIER: They are.

16 MR. SUGLIA: So each unit is intended to
17 the extent that the application is approved, each
18 unit is intended to be just one bathroom, one bedroom
19 each?

20 MR. COLLIER: Yes. One bedroom and one
21 bath, yes.

22 MR. SUGLIA: Okay. To the extent it
23 would have been a single-family home, how would that
24 configuration change?

25 MR. COLLIER: Pretty large. First of

1 all, it would be three bedrooms at the top; three to
2 four bedrooms at the top and then living room, dining
3 room downstairs. You'd have to take out some walls
4 in order to bring the stairs in place.

5 MR. SUGLIA: So, in fact, the intensity
6 of the use of the property is not increased by this
7 being a duplex. In fact, it's potentially just the
8 opposite?

9 MR. COLLIER: Correct.

10 MR. SUGLIA: Talk to me about the width
11 of the property?

12 MR. COLLIER: It's well over 20 feet from
13 our architect. Width-wise, about 20 feet widthwise.

14 MR. SUGLIA: So the tax bill indicates 15
15 feet wide?

16 MR. COLLIER: It does.

17 MR. SUGLIA: That's not correct?

18 MR. COLLIER: That is not correct.

19 MR. SUGLIA: 20.9 feet, I believe is what
20 it measures out to?

21 MR. COLLIER: That is correct.

22 MR. SUGLIA: Now, the work intended to be
23 done to the extent the application is approved, how
24 if at all is that going to change the footprint of
25 the property?

1 MR. COLLIER: It's not going to change
2 the footprint at all.

3 MR. SUGLIA: Okay. Thank you.

4 Do any Board members have any questions
5 for Mr. Collier?

6 MS. SPENCER: Is there parking in the
7 back?

8 MR. COLLIER: No. So the back of the
9 property is butted up against the properties on
10 29th Street. So that property is butted up there to
11 the ones on Federal Street. It's butted up directly
12 right to that as well. So there's really -- there's
13 a little walkway into the property --

14 MS. SPENCER: Right.

15 MR. COLLIER: -- but there is no parking.

16 MS. SPENCER: So when you had a tenant,
17 where would they park especially with the fire
18 station being across the street?

19 MR. COLLIER: They would usually park on
20 Federal. I think there's spots on the side of
21 Federal or they parked on 29th. Well, Westfield.

22 MR. EINGORN: Does this property have two
23 separate entrances?

24 MR. COLLIER: It does. Unit A, this
25 is -- this is for the downstairs and this is for the

1 upstairs.

2 MR. EINGORN: Thank you.

3 MR. COLLIER: You're welcome.

4 MR. SUGLIA: I'll show you a better photo
5 of that if you'd like.

6 MR. EINGORN: I couldn't tell if this was
7 a door here for the other apartment.

8 MR. COLLIER: That's the door for the
9 other side.

10 MR. EINGORN: Got it. Thank you. So we
11 will mark this photograph as Exhibit D if that's
12 okay, Counsel.

13 MR. SUGLIA: Thank you.

14 (Whereupon Exhibit No. D, Photograph, was
15 marked for identification.)

16 MS. MASON: I have a question. The other
17 homes, are they duplexes as well?

18 MR. COLLIER: They are. So I have
19 Unit No. 8 and they both are duplexes. They both
20 went through CCO's; no problems; everything went up
21 just fine. And then the properties next to that are
22 all duplexes which we don't own but they're all
23 duplexes as well.

24 MS. MASON: Thank you.

25 MR. SUGLIA: Sir, this has been marked as

1 Exhibit D. Do you recognize that?

2 MR. COLLIER: Yes.

3 MR. SUGLIA: Tell me what it is?

4 MR. COLLIER: To the left is Unit A.

5 This is 10 N. 27th Street so we have a 10-A; we have

6 a 10-B. Ten is the left side right where the black

7 awning is there. On the other side on the right

8 would be the 10-B. 10-B goes upstairs; 10-A goes --

9 MR. SUGLIA: For the clarity of the
10 record, these entrances were already configured this
11 way at the time the property was purchased?

12 MR. COLLIER: That is correct.

13 MR. SUGLIA: Thank you.

14 MR. EINGORN: Any other questions about
15 the application? It almost seems like every other
16 property is a duplex.

17 CHAIRMAN HANCE: Question. On this side
18 here, it was abandoned for a while?

19 MR. COLLIER: Right.

20 CHAIRMAN HANCE: There was a homeless
21 lady who went in there that actually started the
22 fire?

23 MR. COLLIER: Correct. Who we've called
24 numerous times about removing her.

25 CHAIRMAN HANCE: Right, to get her off

1 the property. I'm very familiar with the property.
2 I used to cut behind it to go to school. There's a
3 slim alleyway back there. Very slim. The property
4 never had parking. None. It was crazy to me but
5 they're on a main road and a fire department is
6 across the street. And then on the corner, there's a
7 Mexican bar.

8 MR. COLLIER: That's the owner of that
9 property.

10 CHAIRMAN HANCE: It used to be an Irish
11 Bar but they sold it. I grew up on Mitchell Street.
12 That's why I never understood why there was never
13 parking and why did they build houses that way.
14 Never parking.

15 MR. COLLIER: Well, if you went across
16 the street on the other side, right across the
17 street, Dr. DeNoble, the dentist, was there and there
18 never was parking there either.

19 CHAIRMAN HANCE: People parked on the
20 curb.

21 MR. COLLIER: Yes.

22 MR. EINGORN: Open to the public?

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Anybody here in the public
25 that would like to be heard on the application

1 regarding 10 N. 27th Street requesting bulk variance
2 approvals for a duplex? Hearing none, seeing none,
3 we'll close the public portion.

4 Counsel, any closing remarks?

5 MR. SUGLIA: Thank you. So as the
6 testimony has shown, we respectfully submit that the
7 strict adherence to the local zoning rules would
8 cause a hardship to this particular owner given the
9 nature of the property already as a townhome and was
10 previously used as a duplex and, in fact, configured
11 that way.

12 I would also point out that this was not
13 a self-created problem. This was a property that was
14 already being used in this fashion. This particular
15 owner wants to bring it into -- make it legal and get
16 everything in order and get the property properly
17 zoned. We also submit there's no substantial
18 detriment or negative impact to the public good or
19 the neighboring properties given that this is the use
20 of this property for some period time.

21 And the granting of this relief, the
22 requested relief, wouldn't hurt the intent or purpose
23 of the town's Master Zoning Plan or ordinances. The
24 building's footprint is going to remain unchanged.
25 There's going to be no increased density; no

1 increased impervious coverage. That's all going to
2 stay the way it is. No change in the exterior
3 appearance. And for this reason, we ask that the
4 zoning variance be approved. Thank you.

5 MR. EINGORN: Thank you, Counsel.

6 So the Board has heard the testimony and
7 the argument of counsel. The Board should do a
8 discussion of the Positive and Negative Criteria
9 related to the requested bulk variances and make a
10 motion.

11 MS. MASON: I always say that these types
12 of applications come through all the time where it's
13 zoned as one particular like a single-family and then
14 there's a duplex or triplex and the owners have to
15 come and get it rezoned.

16 As we mentioned before, parking is always
17 an issue but if we don't approve this, then the
18 houses sit and we'll continue to have fires. Right?
19 And the Chairman always talks about, you know,
20 revitalizing the home so that we don't have these
21 fires. I think it is a good application. I mean,
22 it's already been run, you know, managed. I feel
23 like it's a good idea.

24 CHAIRMAN HANCE: I just have one
25 question. In front of the house here you have one

1 gas meter or is that two gas meters?

2 MR. COLLIER: It's two.

3 CHAIRMAN HANCE: This picture here?

4 MR. COLLIER: Yes. It's two. It's one
5 on one and one on the other side. Oh, this
6 particular, it's just one there. There's also one on
7 my No. 8 which is next door on it a little further
8 down.

9 VICE-CHAIRMAN STILL: But isn't your
10 place a duplex? The one where there's one --

11 MR. COLLIER: Correct.

12 VICE-CHAIRMAN STILL: -- that's a duplex,
13 correct?

14 MR. COLLIER: That's a duplex.

15 MS. MASON: But do they share?

16 MR. COLLIER: They do.

17 VICE-CHAIRMAN STILL: So they share
18 utilities? So there's not two separate on that?

19 MR. COLLIER: They're not two separate.
20 The new proposal is to separate them. We are
21 separating them so that's the way they came when we
22 got it.

23 MS. NUNEZ: Motion to approve.

24 MS. SPENCER: Second.

25 MR. EINGORN: We have a motion to approve

1 and a second. We'll take a roll-call vote. Chairman
2 Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Still.

5 VICE-CHAIRMAN STILL: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Rivera.

9 MS. RIVERA: Yes.

10 MR. EINGORN: Ms. Moss.

11 MS. MOSS: Yes.

12 MR. EINGORN: Ms. Spencer.

13 MS. SPENCER: Yes.

14 MR. EINGORN: And Ms. Mason.

15 MS. MASON: Yes.

16 MR. EINGORN: Having seven in favor and
17 none opposed, the motion carries. Thank you,
18 Counsel, thank you, sir, have a nice night.

19 MR. SUGLIA: Thank you everyone. Have a
20 great night.

21 MR. EINGORN: Is Taniesha Wilson ready?

22 MS. WILSON: Yes.

23 MR. EINGORN: Very good. Good evening,
24 Ms. Wilson.

25 MS. WILSON: Good evening Board members.

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

3 - - -

4 TANIESHA WILSON; ALYCE JOHNSON, having
5 first been duly sworn/affirmed, was examined and
6 testified as follows:

7 - - -

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

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

12 MS. WILSON: Taniesha Wilson, 751
13 Chestnut Street, Camden, New Jersey 08103.

14 MR. EINGORN: So you're here tonight to
15 convert a warehouse into a 4-unit apartment building?

16 MS. WILSON: Yes. So on August 9, 2024,
17 I purchased the warehouse building and I wanted to
18 redevelop it and turn it into a fourplex. But
19 basically it's going to have three 2-bedroom units.
20 It'll have one unit that is three bedrooms. I will
21 be one of the tenants occupying one of the residences
22 on the first floor towards the back. That way I'll
23 be able to oversee the maintenance of the property.
24 I will be managing the property. In my absence, I
25 will have somebody available for the tenants to call

1 in my absence.

2 I will be staying there; I will be
3 maintaining the property. At this time, I am
4 requesting a d(1) use variance and a waiver of formal
5 site plan review. I also understand parking would be
6 a concern or issue because it'll -- I'm requesting
7 three -- it'll be eight spots. And there's four
8 units, eight spots, two units to a car.

9 On that street there is ample parking.
10 There is next to -- my property is open land. I
11 don't think the guy is doing anything with it right
12 now but it's just a lot of land. Next to my building
13 is the First Church of God. The pastor that I did
14 purchase it from, he did unfortunately pass away a
15 year later after I purchased it from him. I did
16 speak with them. I'm not sure if they're in the
17 process if they're going to sell the property or what
18 they're doing with it but it's used every now and
19 then.

20 Further on down the street is the Youth
21 Fellowship UMAE Church with Bishop Scott. I have
22 talked with him in terms of additional parking. So I
23 am in agreement with him to secure an agreement for
24 parking for additional parking spots. His parking
25 area is fenced in. It has a key. So in the event

1 that my tenants would need and myself, would need to
2 use it, we would have a key to get in to secure being
3 safe and to insure that there's no outside parking.
4 But there is also parking on the street. There is
5 parking behind -- where the property is, there is a
6 like an alleyway which Mt. Vernon is behind it.
7 There's parking there. So there would be parking
8 that way.

9 As far as formal -- waiving the formal
10 site plan review, the building I purchased, I'm not
11 adding to the building. I just wanted to build
12 inside to renovate to change it into the four units.
13 I'm not doing any curb cuts; no drainage; no
14 dwellings; no additional -- I'm not adding to the
15 building. I am across the street from the school,
16 the KIPP School. I intend to have families. Not
17 necessarily have to have children but just a
18 family-suitable housing. And the school right
19 across the street is an amenity because there is a
20 school right there.

21 At this time, the property when I
22 purchased it, was vacant. I look to make into a
23 fourplex so it is in use. So it'll make the area
24 look better and provide housing for suitable tenants.
25 And then at this time, I'd like to introduce Alyce

1 Johnson. She is my design and architect consultant
2 who will go through the exhibits and how she wants to
3 design or structure the inside of the building.

4 MS. JOHNSON: This is prints of the
5 interior of the existing vacant building.

6 MR. EINGORN: We'll mark this packet as
7 Exhibit A-1.

8 (Whereupon Exhibit No. A-1, Prints of
9 Interior of Building, was marked for identification.)

10 MS. JOHNSON: Here's the drawings. These
11 are pictures of the interior of the existing
12 location. We're here at 751 Chestnut Street. As
13 Ms. Wilson stated, we're right across the street from
14 KIPP Norcross School. And this existing building has
15 been vacant for some time now. It was previously
16 owned by First Church of God and they sold it about
17 two years ago. The church is currently not in use
18 cause the pastor passed away. And they were using it
19 as a warehouse. So if we look at the pictures,
20 you'll see some of the benches but it was primarily a
21 warehouse at the time.

22 MS. MASON: For storage of the items.

23 MS. JOHNSON: For storage exactly.

24 It's nice and clean building right now.

25 It's over 2,000 square foot on one floor pretty much

1 covers the entire lot, existing lot which totals all
2 three stories, all three floors, 6,000 square feet.
3 We're proposing a quadplex which is more than ample
4 space for a quadplex. As you see on the site plan,
5 it's pretty much covering the entire -- actually
6 according to the survey, it's a little over its
7 existing boundary. The building is pretty much
8 covering the entire property which eliminates us from
9 having off-street parking.

10 Going to our drawing, our quadplex will
11 consist of one 3-bedroom apartment and three
12 2-bedroom apartments. This is preliminary but
13 something that's little bit better. So we're looking
14 to convert the existing rolled doors, loading dock
15 doors to glass entry doors for the main vestibule for
16 the front first floor and the second apartments.
17 This right here -- let me go back to the basement.

18 But for now, this is the basement
19 layout. And the basement layout, this is the open
20 area right here. This is the open foyer. If you
21 look at your Exhibit 5, that's pretty much where the
22 loading dock was for the warehouse. And that's this
23 area right here which is the lower level, ground
24 level from the exterior. So we're going to convert
25 that into pretty much a lobby and it'll have two sets

1 of steps and a porch right here.

2 So once you come you into this lobby,
3 there's going to be a set of steps going down
4 to the basement. And that basement is the basement
5 door. And the primary use for this basement, for
6 this entry is for the utility room and a second
7 egress for the first and second floor basement area.
8 I'll come back to that.

9 This is going right to the basement. The
10 utility room that will house our heating system and
11 there's going to be a door to go into some living
12 space up of the first-floor basement apartment, the
13 first floor apartment that includes the basement.
14 And if you go straight back, there's going to be
15 another door to go into the first-floor rear
16 apartment, basement part of the building.

17 This is the first floor. This is the
18 main entrance building, the main entrance doors.
19 So they would come into the foyer where the mailboxes
20 are and so forth will be inside the main lobby; go up
21 six, seven steps to a main porch; a little deck here.
22 And to your left will be Apartment 1, first-floor
23 apartment front. It consists of living space,
24 kitchen, bathroom.

25 You come to the front of the building, a

1 bedroom. Go towards the back, there is going to be
2 another bedroom and then a set of stairs that leads
3 to the basement. And when we lead to the basement,
4 you come down to the basement into an open living
5 space laundry room, utility room and another full
6 bathroom. And then another bedroom. That's your
7 first floor apartment.

8 The front apartment will have three
9 bedrooms which one bedroom will be in the basement.
10 We're considering an egress, egress window for the
11 basement. Currently, there's a set of steps. We're
12 not messing with the existing impervious coverage.
13 Existing is a set of steps for a door to enter to the
14 first floor. We're eliminating that door;
15 eliminating those steps and replacing it with an
16 egress window for the basement bedroom.

17 And then if you're coming down the steps,
18 you're going into the basement which is here. So you
19 go downstairs for the basement, the basement has a
20 living room and it also has egress, a second means of
21 egress as well from the basement going up a set of
22 steps to the main foyer.

23 So the front entrance will be the
24 entrance for the first-floor front bedroom apartment
25 and the second-floor front apartment. Towards the

1 side of the apartment, there's a door right here. So
2 this is the side of the house. And this rear side
3 entrance will be for the rear first floor and the
4 rear second floor. So you go up a few set of steps
5 going to the rear apartment which consists of a
6 living room, kitchen area, a full bedroom, bedroom
7 one, bedroom two. And then they'll also go down
8 steps to a set of steps, down the steps.

9 And once they go down the steps for the
10 living room, they would enter into the basement to a
11 full living room space, family-room space,
12 three-quarter bathroom or full bathroom, and that's
13 it. That is pretty much family space down here.
14 They also have an access to exit for another means of
15 egress through this hallway to go up to the foyer for
16 the first floor. We're not calling this a bedroom;
17 we're not identifying this as a bedroom because we do
18 not have any egress windows; any egress windows for
19 here so it'll just be family space.

20 Then going to the second floor from the
21 front -- from the rear going upstairs, going
22 upstairs, you'll end up right here to another main
23 entry door for the second floor rear apartment,
24 bedroom, full washer and dryer, full bathroom,
25 another bedroom, living area rear, kitchen. Party

1 wall, on both floors separating the front and the
2 rear apartments.

3 To get into the front second floor,
4 you'll still come into the main entrance. The glass
5 doors, the steps go up and go into these set of
6 doors. These lead to upstairs. You'll end up here
7 on the second floor into a living room, kitchen,
8 bedroom, laundry room, bathroom. That will consist
9 of our three 2-bedrooms, one, two, three and then one
10 3-bedroom apartment.

11 And the main thing for our site, this is
12 Maurice Street, Maurice Avenue on the side here.
13 It's pretty much like a paper street. It's not
14 really utilized. But hopefully some clients in the
15 city will help revitalize that area as well. As for
16 the parking, KIPP School is right across the street.
17 But on the side of the school, there's no parking
18 because of the yellow lines. There's no parking on
19 the side of the school but there's continued parking
20 right down Chestnut Street.

21 This is the church's parking spot where
22 they're offering to get a lease agreement if
23 approved. And then there's parking pretty much --
24 but this is the also the church's but there's parking
25 along side 8th Street down Chestnut Street back on

1 Mt. Vernon. I'm not sure what we're going to do with
2 this area for parking.

3 MS. RIVERA: What about that little
4 church thing, is she going to use that too?

5 MS. JOHNSON: No. It belongs to the
6 church.

7 MS. RIVERA: Okay. She didn't buy
8 that?

9 MS. JOHNSON: No, she didn't buy that.

10 MR. EINGORN: Any questions?

11 VICE-CHAIRMAN STILL: Shouldn't you have
12 a lease agreement before we decide?

13 MS. WILSON: So that's in the works. The
14 pastor, Bishop Scott, he's in the process of
15 assigning me an agreement. He agreed to the terms of
16 us using his parking lot. I guess, we're just in the
17 process of getting the actual lease agreement or the
18 contract together.

19 MS. JOHNSON: We're here asking for a
20 waiver so that will be taking extra precautions just
21 to make sure that we do it but we are asking for a
22 waiver as well.

23 MS. SPENCER: I know that Chestnut Street
24 is a really busy street and I don't know if anybody
25 rides down there during school time, but it's

1 blocked most of the time. So with parking even only
2 one side of the street, I think -- I love the whole
3 idea but I think parking is definitely needed. It's
4 tight.

5 MS. JOHNSON: And this was a commercial
6 building so there never -- prior to the church
7 purchasing this, there was never on-street parking.

8 MS. SPENCER: And I'm very familiar. 743
9 is my dad's fraternity lot right next to that and I
10 hung there as a kid. That lot right there that's
11 fenced off, I hung there my whole life and parking
12 has always been the same. I think it was a small
13 hotel there back in the day across the street.
14 Parking has always been really tight.

15 MS. JOHNSON: Exactly. Yes, you're
16 right. And also, the school does have their own
17 parking as well for their staff.

18 MS. SPENCER: But they don't have enough
19 parking for their staff.

20 MS. JOHNSON: Exactly. As you
21 foretold, parking is always going to be an issue.
22 We're trying to minimizing it by trying to get the
23 lease agreement as well.

24 MS. SPENCER: But it's very beautiful.

25 MS. WILSON: Thank you.

1 MR. EINGORN: Any other testimony?
2 Anything else that you'd like to add?

3 MS. WILSON: I did actually mention that
4 parking is very busy on that street. I did send a
5 letter to the mayor. I didn't know when to send it
6 because I'm sure if the zoning would be approved or
7 the application. But I did request speed bumps or
8 some type of safety measures because cars fly down
9 that street.

10 And if it's going to be utilized for
11 a residential area or a fourplex, you want to keep
12 the residents, the tenants safe, the children and the
13 staff that are going to the school. Everyone needs
14 to be safe so I did request some type of safety
15 measure because of the speed limit.

16 MS. SPENCER: They do have officers out
17 there during the school day, I believe, for arrival
18 and dismissal. But anything outside of school hours,
19 I'm not sure.

20 MS. MOSS: The rear second floor, do all
21 the units have a utility room?

22 MS. JOHNSON: Yes.

23 MS. MOSS: Because I missed that part.

24 MS. JOHNSON: They all have a washer and
25 dryer area. And the main utilities for the HVAC

1 system for the hot water heaters, they will --
2 there's a utility closet in the basement in between
3 two apartments. There will be firewalls in between.
4 But there's a utility closet housing the hot water
5 tanks. This is a great opportunity for a fiveplex
6 but we came for a quadplex.

7 MR. EINGORN: We're going to open to the
8 public. Anybody here tonight that would like to be
9 heard on the application regarding 751 Chestnut
10 Street request to convert a warehouse into a
11 four-unit apartment building? Hearing none, seeing
12 none, we'll close the public portion.

13 The applicant has come before the Board
14 tonight seeking a use variance approval and a site
15 plan waiver to convert a warehouse into a four-unit
16 apartment building. The Board has heard the
17 discussion and the testimony of the applicant and
18 Ms. Johnson. And should do a discussion of the
19 Positive and Negative Criteria and make a motion.

20 VICE-CHAIRMAN STILL: Amazing idea; much
21 needed in that area; that building to be able to put
22 something there. People need housing in that
23 building. It's very thorough and that is what I like
24 about it. Very thorough. But I would want to see
25 longterm lease agreement for parking.

1 MS. MASON: I make a motion to approve
2 with a condition.

3 MS. SPENCER: Second.

4 MR. EINGORN: With the condition of a
5 parking lease?

6 MS. MASON: Yes.

7 MR. EINGORN: Okay. We have a motion and
8 second.

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

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Nunez.

15 MS. NUNEZ: Yes.

16 MR. EINGORN: Ms. Ms. Rivera.

17 MS. RIVERA: Yes.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Yes.

20 MR. EINGORN: Ms. Spencer.

21 MS. SPENCER: Yes.

22 MR. EINGORN: And Ms. Mason.

23 MS. MASON: Yes.

24 MR. EINGORN: Having seven in favor and
25 none opposed, the motion passes. Congratulations.

1 MS. WILSON: Thank you.

2 MR. EINGORN: Is My Brothers Keeper ready
3 to go?

4 MS. McKOY: Yes.

5 MR. EINGORN: Let's take that one.
6 Mr. Gabay, you're going to save you for last.

7 MR. GABAY: Okay.

8 MR. EINGORN: Do you have witnesses?

9 MS. McKOY: Yes. We're going to present
10 Ms. Louisa Flores who is going to be the
11 representative for My Brothers Keeper.

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

14 - - -

15 LOUISA FLORES, having first been duly
16 sworn/affirmed, was examined and testified as
17 follows:

18 - - -

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

21 MS. FLORES: Louisa Flores, 502 State
22 Street, Camden, New Jersey 08102.

23 MS. McKOY: My name is Tamika McKoy
24 appearing on behalf of My Brothers Keeper.

25 This is an application for a use variance

1 for 502 State Street where My Brothers Keeper
2 currently operates as a Class 1 homeless shelter that
3 services approximately 15 occupants. The applicant
4 is to allow for My Brothers Keeper to utilize the
5 third floor of a 3-story building to accommodate an
6 additional 15 occupants under a Class 2 license.
7 They're in the process of getting the Class 2
8 licensure.

9 Exhibit H shows the interior photographs
10 of the existing use. The use that currently exists
11 is operated under a variance. They have been
12 operating under a variance for 27 years and serving
13 the Camden community for 27 years as a homeless
14 shelter. If you look at Exhibit H, what you'll see
15 is an office. There's also a dining space and a
16 kitchen that occupies the first floor of the
17 premises. On the second floor is a space that's
18 outfitted for multi-people to utilize the bathroom in
19 terms of both toilet, shower, and sink accommodation.

20 The next photograph shows the third floor
21 that's not being utilized currently that is the
22 subject of the application for additional sleeping
23 quarters for an additional 15 occupants. There is
24 natural light and air in those units on that third
25 floor unit. And then the last pictures show the

1 second floor that's currently in use and in operation
2 and have been for last 15 years.

3 I'm making it short and sweet and to the
4 point because I know it has been a long day for
5 everyone that's here. But essentially, the use
6 that's proposed does not require any construction or
7 modifications to the interior component of the
8 existing structure. There would be little to no
9 impact on any of the neighbors. And because this has
10 been operating for 27 years, there has been no
11 expression of an objection for the proposed use to
12 assist additional people that need help.

13 With regard to the variance for
14 off-street parking, the occupants typically do not
15 have cars because they are homeless and do not have
16 homes. So we're asking for that to be essentially
17 authorized to vary for parking because there's no
18 need for cars in this particular instance. With
19 that, I would ask Ms. Louisa, who currently works as
20 the CEO for My Brothers Keeper. Did you hear the
21 testimony that's been provided today?

22 MS. FLORES: Yes.

23 MS. McKOY: Is it accurate in the way it
24 was presented to the Board?

25 MS. FLORES: Yes.

1 MS. McKOY: And if you were testifying
2 yourself, is it the substance of what you would
3 present to the Board?

4 MS. FLORES: Yes.

5 MS. McKOY: And I would submit and ask
6 for your consideration for the variance for use to a
7 accommodate an additional 15 people on the third
8 story.

9 MS. RIVERA: I have a question. Is this
10 just for guys or women as well?

11 MS. FLORES: Only men.

12 MS. MASON: I know it's homeless but it's
13 a basically rooming, right? It's like a rooming
14 house?

15 MS. McKOY: No. So there's a different
16 licensure for rooming than what is required for a
17 homeless shelter. The licensure is attached here
18 under Exhibit G so it's not technically rooming but
19 it's a shelter. So it's an emergency shelter.

20 MS. FLORES: There's beds. You don't
21 have your own room. This one is not shared.

22 MS. McKOY: So basically it operates from
23 7:00 p.m. to 7:00 a.m. as opposed to 24 hours a day?

24 MS. FLORES: Yes.

25 MS. MOSS: And there are two bathrooms

1 for 15 adults?

2 MS. McKOY: That is correct.

3 MS. MOSS: So the addition will be
4 another two bathrooms or will it be?

5 MS. McKOY: The third floor is going to
6 mirror what the second floor looks like, yes.

7 VICE-CHAIRMAN STILL: Kyle, can you do me
8 a favor? It says use is not permitted. Can you
9 clarify what the --

10 MS. McKOY: There was a previous variance
11 that was granted 27 years ago to allow for the use as
12 a homeless shelter. And so that's how they've been
13 using it for the 15 occupants.

14 MR. EINGORN: I was shifting through the
15 application packet when you were asking me this
16 question to see if a copy of that use variance was
17 included. I don't see it. But just taking counsel
18 at face value because she is an officer of the court
19 and she's entitled to that deference. If there is a
20 use variance for this, what's happening is, they're
21 expanding, right, an intensifying the use and,
22 therefore, they'd be required to come back for a new
23 use variance.

24 So if you were to deny the application,
25 they can continue to use the property for the prior

1 use which has already been approved which is a
2 homeless shelter for 15 people. Right? If you grant
3 the application then they can basically double their
4 capacity using this additional floor. It's 15 and
5 15. It's doubling the capacity.

6 MS. MCKOY: In fact, I do have
7 historical data that talks about the Master Plan for
8 Camden from back in 2005 that included My Brothers
9 Keeper as part of the community services that it
10 provided.

11 MS. MASON: Is that the name of the
12 plan?

13 MS. MCKOY: This was the initial 2005.

14 MS. MASON: It has been updated.

15 MS. MCKOY: Yes. But I'm just saying,
16 back in 2005 it was used in that capacity.

17 MR. EINGORN: So it's the 2005 Waterfront
18 Plan?

19 MS. MCKOY: Yes.

20 Mr. EINGORN: I just want the record to
21 reflect. What page was that?

22 MS. MCKOY: It's mentioned in three
23 different pages, page 45, page 60 and page 62.

24 MR. EINGORN: Thank you.

25 MS. MASON: So I live in that area.

1 There's a lot of loitering. Also, the process in
2 identifying because there have been multiple
3 complaints of families with the loitering, sex
4 offender registration, drug use. With it already
5 being 15 people and it being an issue for the
6 families that are on that State Street, how are you
7 guys going to mediate that?

8 MS. FLORES: That's why we're changing it
9 to only overnight shelter. Just to come to sleep and
10 leave in the morning. The clients that you see,
11 that's from Social Service referrals so they have to
12 be leaving out in the morning so they can go out to
13 look for a job, housing or go to school.

14 MS. MASON: It's a sore eye because they
15 hang out in the front; they're sleeping like laid
16 out. And it's a lot of --

17 MS. FLORES: That's not our plan. We
18 have a lot of people coming from other places that's
19 not our clients. And we all the time, we call the
20 police too because they're not from the area.
21 They're coming from every town to come and get drugs
22 and do whatever they want in the corners.

23 MS. MASON: And like I said, it's been
24 a --

25 MS. MCKOY: But they won't necessarily

1 just be attributable to this shelter. So the shelter
2 accommodates 15 people right now and 17 people show
3 up. Then those other two people wouldn't have
4 space within the shelter so those would be the people
5 that you see, the people who have no where else
6 really to go.

7 MS. MASON: But it's a community
8 concern. I understand that in the use. I'm not
9 talking about that. But it has been a sore eye and a
10 loitering problem out there. So my concern is,
11 adding additional 15 could or even other folks, you
12 know, you don't have the space. Where do they go?
13 Because now you ran out of space.

14 MS. FLORES: No. Because they are still
15 referrals. We don't have walk-ins. They are
16 referred from Social Services. We have a contract
17 with them so they send the clients to us.

18 MS. SPENCER: I have another question. I
19 know you said they don't drive because they're
20 homeless. But also just because you're homeless,
21 doesn't mean you don't have a car. Some people are
22 homeless and they have a car. And that's all they
23 have in their possession. So where would they go?
24 Like where would they park? I'm not from that side
25 of town, but State Street is very busy and congested.

1 So where would they go when there's now 30 people and
2 10 out of 30 have a car?

3 MS. MCKOY: State Street is a community
4 of rowhomes where none of the rowhomes have a garage.
5 All of them are dependent on off-street parking.

6 MS. SPENCER: Right. But if I have a
7 single-family home and I live next to four single
8 families but then My Brothers Keeper is next to me
9 with 30 people and 10 out of the 30 have cars, that's
10 taking away from me and my four single-family homes.
11 So I don't know if there's like somewhere --

12 MS. FLORES: We don't have a problem with
13 other clients having cars.

14 MS. MCKOY: Yeah. Most of the clients
15 that utilize the facility don't have cars. You're
16 right. There are some people that may have cars.
17 And it's unfortunate that there are people in our
18 community that have no where to go. A lot of times
19 when people do have cars and have no where to go,
20 they end up living in their car. They're not
21 necessarily utilizing a shelter. But for the people
22 who have nowhere, the shelter is usually a resource
23 for them. And as you said, it's -- I mean --

24 VICE-CHAIRMAN STILL: May I ask a
25 question? Did you talk to the neighbors about what

1 you're trying to do?

2 MS. MCKOY: Yes. We sent notification
3 out. There was a supplemental submission that talked
4 about all of the addresses that have been impacted in
5 terms of all of the area neighbors. We've gotten no
6 response from anyone with regard to a problem. It's
7 natural. Unfortunately, there aren't enough
8 shelters. Because if there were -- more importantly,
9 there aren't enough jobs and housing. Because if it
10 was, you wouldn't have homeless. But there has to be
11 some accommodation for those people who don't have
12 much. And what My Brothers Keeper is doing as a
13 nonprofit, is offering these services to an
14 underserved community that really don't have a lot of
15 resources.

16 CHAIRMAN HANCE: You may not be able to
17 answer this question but I'm going to ask. Why does
18 every company or nonprofit that comes before us, is
19 in a residential neighborhood knowing that the people
20 that you're getting in there is homeless, drug
21 addicts, they're unbalanced? So I'm saying this
22 because I have a one a block away from me. Okay? I
23 live on Broadway.

24 And I'm not saying that your guys are but
25 they are a nuisance. They disrespect; they're up all

1 night. I used for work for Camden County OEO. I was
2 the assistant director and we had one of those
3 houses. And we actually just shut it down. Now
4 Pastor Khan has it, Amir Kahn, on Kaighn Avenue.
5 You're going to go through problems no matter what.
6 They don't have to be homeless; they don't have to be
7 on drugs; people are people. I'm trying to figure
8 out it's in a residential neighborhood.

9 MS. MASON: In that area, why do I have
10 to drive by or walk by with loitering, right,
11 literally laid out at My Brothers Keeper? Sometimes
12 the folks don't really understand that process to be
13 able to communicate. I also am a part of a community
14 development corporation as well. Those complaints do
15 come in. And, again, what's the process of even
16 identifying? It's difficult, you know. You have
17 drug addicts and sex offenders. How are we
18 identifying the sex offenders? The community doesn't
19 know who is coming in and out. They just know that
20 that's a homeless shelter.

21 MS. FLORES: If they come and they're sex
22 offenders, they notify the closest neighbor who is in
23 the area.

24 MS. MCKOY: Legally, they have to
25 register with the --

1 MS. FLORES: Police department.

2 MS. McKOY: Correct. Which would result
3 in a violation if they didn't. That would subject
4 them to 18 months in state prison if they didn't.
5 They don't control who are homeless and who is not
6 homeless.

7 MS. FLORES: We have a lot of --

8 MS. MASON: I'm not against that. What
9 I'm saying is, they're outside. Right? I understand
10 that folks need homes and we're offering that. But
11 it has been years of just looking at loitering. It
12 is a sore eye to the community. We're trying to
13 revitalize the whole City and North Camden. And so
14 that corridor, yes, it's families there, families
15 with kids, and it hurts to ride by there. I'm on 3rd
16 & State Street and continuing to see the loitering,
17 the drug addicts, right, they're just laid there.
18 It's not fair for our kids.

19 MS. SPENCER: What does staffing look
20 like as part of Tameeka's issue or concern? What is
21 the staffing like and what do they do as far as
22 people that are outside?

23 MS. FLORES: Our clients are allowed to
24 sit outside on the steps when they go outside to
25 smoke. We don't have loitering because they live

1 there. One day on the corner, they don't belong to
2 us. It's an empty building.

3 VICE-CHAIRMAN STILL: I guess she's
4 asking, is there a staff member that controls the
5 loitering, not so much people just sitting there that
6 live there but people that don't there and choose
7 that there's where they're going to go.

8 MS. SPENCER: Because I think after so
9 many times of hey, get up, hey get up, you're not
10 going to come back.

11 MS. FLORES: But the whole time, they're
12 not our clients.

13 MS. MCKOY: It's the police usually that
14 deals with loitering because that's a 2-C offense,
15 loitering, right? So if there are a large amount of
16 people in a particular area, I personally wouldn't
17 recommend for any staff person to subject themselves
18 to that kind of liability. Usually what you would do
19 is, you would advise people once you've reached your
20 capacity and everyone else would have to go and find
21 somewhere else to go.

22 Ideally, you know, the City would have an
23 area or, you know, space maybe in an industrial area
24 where you didn't have to look at it. But that's not
25 really the reality of the circumstances. A lot of

1 these organizations are relying on public funding and
2 also donations. So that's also a contributing factor
3 in terms of availability.

4 CHAIRMAN HANCE: I got two things on
5 that. It's not about looking at it. It's about
6 safety for the neighbors. Second thing I'm asking,
7 are you guys going to hire anymore people to work
8 there for the extra 15 people you got coming in?

9 MS. FLORES: Yes.

10 MS. MCKOY: At 501 is another building
11 that's used for the administrative services.

12 CHAIRMAN HANCE: Right.

13 MS. MCKOY: But there's also an office
14 area in 502. So those two places are where the staff
15 would be located.

16 CHAIRMAN HANCE: So how many staff do you
17 have there now?

18 MS. MCKOY: We have four.

19 CHAIRMAN HANCE: Four?

20 MS. FLORES: Yes.

21 MS. SPENCER: Do they park on the
22 street?

23 MS. FLORES: No. They live there so we
24 don't use parking.

25 MS. NUNEZ: Ms. Flores, how are you

1 related to the application?

2 MS. FLORES: My husband is the founder.

3 MS. NUNEZ: What's your husband's name?

4 MS. FLORES: Miguel Torres.

5 MS. McKOY: She operates as the CEO.

6 MR. EINGORN: I have a question. As it
7 currently stands, you have 15 people. Are they
8 currently spread out between the two floors?

9 MS. FLORES: No, it's only one floor.

10 MR. EINGORN: It's only one floor. That
11 was my only question. Thank you.

12 MS. FLORES: The state will decide how
13 many more clients we can put in there.

14 MR. EINGORN: You said the state decides?

15 MS. FLORES: Yes. When we agree -- they
16 are the ones that come and see the place and how many
17 more people we can put in there.

18 MR. EINGORN: How long do these people
19 usually stay?

20 MS. FLORES: How many?

21 MR. EINGORN: How long?

22 MS. FLORES: It depends. Maybe two weeks
23 and up to 12 months.

24 MR. EINGORN: Up to 12 months.

25 MS. FLORES: Yes. Until they find a

1 place.

2 MS. MCKOY: With the relicensing process
3 that they're going through, it will change from a
4 24/7 shelter to a emergency shelter. And so the
5 occupants would stay from 7:00 p.m. to 7:00 a.m.

6 MS. SPENCER: Because it looks like the
7 certification expired last week.

8 MS. FLORES: No. We got a new one.

9 MS. MCKOY: When we submitted this in
10 May, this is the one that would apply.

11 MR. EINGORN: I'm just curious. Why the
12 change from the one type to the other?

13 MS. FLORES: Like she said, there will be
14 people around the neighborhood so we only want it to
15 be overnight, seven o'clock at night to seven o'clock
16 in the morning.

17 MS. SPENCER: Is there a line? I know
18 like a shelter on Atlantic Avenue, it's like a long
19 line.

20 MS. FLORES: No. We receive referrals
21 form Social Service so they know how many people we
22 have.

23 MS. SPENCER: So those same people come
24 back at night?

25 MS. FLORES: Yes.

1 MR. EINGORN: So it would be the same
2 people for a duration until the state says, these are
3 your next people?

4 MS. FLORES: Yes.

5 MR. EINGORN: Got it.

6 MS. MASON: Has the state already come
7 in?

8 MS. FLORES: Yes. They have to go every
9 two weeks to Social Service to get a new referral
10 depending if they do whatever they are asked to do
11 which is looking for a job, go to school, training
12 programs or --

13 MS. MASON: But has this --

14 MS. McKOY: What she meant was, in terms
15 of inspecting the premises.

16 MS. MASON: To identify that --

17 MS. FLORES: They come every year.

18 MS. MASON: -- that it has already
19 accommodated the 15 and if additional --

20 MS. FLORES: After we get the permission
21 from here, they come back and see the place again and
22 then see how many more people we can put in there.

23 MS. MASON: Got it. So it hasn't been
24 done.

25 VICE-CHAIRMAN STILL: Hasn't been done

1 right.

2 MS. MCKOY: Two things happening at once.
3 To renew the existing license that they have, they
4 come out and they inspect. The application is for
5 Class 2 rather than a Class 1 that will allow for
6 7:00 p.m. to 7:00 a.m. They will reinspect again.

7 MS. MOSS: Is that for the entire
8 facility or is it just for the new 15 people?

9 MS. FLORES: That's for the entire.

10 MS. MCKOY: If what you are doing doesn't
11 conform with what your license is for, they're going
12 identify. They're not just going to look at one
13 location. They're going to look at the whole
14 set to see what you have going on.

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

17 MS. MUHAMMAD: So because the application
18 you're saying is homeless shelter. So are you
19 applying to continue the homeless shelter or expand?
20 Because that's expansion is not included.

21 MS. MCKOY: No, no. It says expansion
22 there on the application.

23 MS. MUHAMMAD: Let me find it.

24 MS. MCKOY: So it's the second page after
25 Exhibit A.

1 MR. EINGORN: To serve 15 additional
2 homeless patrons that are Class 2 emergency homeless
3 shelter for the same hours. Use variance is needed
4 as well as additional off-street parking.

5 Counsel, any closing argument?

6 MS. MCKOY: I would submit on the
7 information that has been permitted given the hour.

8 MR. EINGORN: Sure. We'll open to the
9 public. Anybody here tonight that would like to be
10 heard on the application regarding 502 State Street?
11 Hearing none, seeing none, we'll close the public
12 portion.

13 The applicant is here tonight requesting
14 a use variance and a bulk variance for off-street
15 parking to permit an expansion of a prior approved
16 use to add an additional 15 homeless patrons under a
17 Class 2 emergency shelter. The Board should do a
18 discussion of the Positive and Negative Criteria and
19 make a motion.

20 VICE-CHAIRMAN STILL: In the grand scheme
21 of things, housing homeless people is beneficial but
22 to -- sacrifice is a low and too far gone -- but to
23 look past the safety and security of the neighborhood
24 with loitering going on, and I totally understand
25 that it's not what you're saying. The testimony says

1 it's not your clients that are in the building. I
2 just don't see that building serving another 15
3 without increasing that issue of loitering and
4 sacrificing, looking past the safety and security of
5 the neighborhood.

6 MS. MOSS: I agree. I think -- I was
7 just down State Street during the day and that was
8 the only area that had an excessive amount of people
9 outside. And this was during school hours of the
10 day. Thirty people in one home is excessive. That's
11 a lot. I don't know how you're going to -- what
12 happens from seven to seven? Do they have an
13 open-door policy that they can just come and --

14 MS. FLORES: We close the door at ten.
15 They come in between seven o'clock at night, we close
16 the door at ten and they leave seven o'clock in the
17 morning.

18 MS. SPENCER: So what if they don't come
19 in at ten and they may just be sitting on the steps?

20 MS. FLORES: No. We don't have no
21 problem. They all come at ten.

22 MS. SPENCER: Well, the 15 that you have.
23 But the 15 new ones may not.

24 MS. MCKOY: So it's not just people
25 that's walking on the street.

1 MS. SPENCER: Right. She said they have
2 to have a --

3 MS. MCKOY: A referral.

4 MS. SPENCER: Right.

5 CHAIRMAN HANCE: My question is, when
6 they come in, can they leave when they want and come
7 in when they want at a certain time, area? I'm not
8 saying it's a prison.

9 MS. FLORES: We close the door at ten.
10 Only if they have an emergency or have to go to the
11 doctor, they can leave.

12 CHAIRMAN HANCE: I'm saying, the
13 additional 15 right now, so they come and go as they
14 please?

15 MS. MCKOY: What she just said is that at
16 10:00 p.m. the doors close. They are inside.

17 CHAIRMAN HANCE: I understand that.
18 Let's go back a little bit further. Meaning, if I go
19 in there right now and I say, hey, I'll be back, I
20 guess you sign them up or something like that?

21 MS. MCKOY: No. They're referred.

22 CHAIRMAN HANCE: They're referred from
23 the state. Meaning, if I go in right now and I sit
24 there for 15 minutes, can I leave and come back two
25 hours later as long as it's before ten o'clock?

1 MS. MCKOY: It's a fine line because
2 they're not on house arrest.

3 CHAIRMAN HANCE: Right. That's what I'm
4 saying. I know it's not a prison.

5 MS. FLORES: Before ten o'clock they can
6 go to the store or go for a walk but at ten o'clock
7 we close the door.

8 CHAIRMAN HANCE: Also, do you guys check
9 them for drug use?

10 MS. MCKOY: Yes.

11 CHAIRMAN HANCE: Explain that to me?

12 MS. FLORES: Well, most of the clients
13 they have a referral from Social Service. They
14 specify what the client needs.

15 CHAIRMAN HANCE: Right.

16 MS. FLORES: And most of them, they're on
17 probation and they come to check their urine.

18 MS. NUNEZ: I make a motion to deny.

19 MS. MASON: Second.

20 MR. EINGORN: We have a motion to deny
21 and a second. So as a reminder to the Board, when a
22 motion to deny has been made, a vote in the
23 affirmative meaning, yes, is a yes to support the
24 application to deny. In other words, a yes to deny.
25 A 'no' would be against denial. So with that, we'll

1 take a roll-call vote.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Rivera.

8 MS. RIVERA: Yes.

9 MR. EINGORN: Ms. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Ms. Spencer.

12 MS. SPENCER: Yes.

13 MR. EINGORN: And Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: Having seven in favor of
16 denial and none opposed, the application has been
17 denied.

18 The next matter is Jonathan Gabay, 784
19 Walnut Street and 786 Walnut Street.

20 MR. EINGORN: So the next two matters are
21 for Mr. Jonathan Gabay for 784 Walnut and 786 Walnut.

22 I'll note for the record that Chairman Hance has a
23 conflict and will recuse himself from the
24 applications. That will relieve you until we go to
25 closed session. Am I right?

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Mr. Gabay, good evening.
3 Would you raise your right hand, please.

4 - - -

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

8 - - -

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

11 MR. GABAY: Jonathan Gabay, 1321
12 Heartwood Drive, Cherry Hill, New Jersey 08003.

13 MR. EINGORN: Very good, sir. So you're
14 here tonight to for a Cert of Nonconforming Use for
15 784 Walnut Street?

16 MR. GABAY: Correct. So my two
17 applications tonight are sort of cohesive
18 applications. I will start with 784. And if you
19 want to make your comments on one or do you just want
20 me to present both of them? I open that to you guys
21 to tell me how to do it.

22 MR. EINGORN: Whatever you think is going
23 to be the cleanest but we're going to make two
24 motions, two separate votes because it is two
25 different applications.

1 MR. GABAY: So I will start with 784 and
2 then I'll go to 786. But for parking it's sort of
3 might overlap a little bit. So I'll start with 784
4 Walnut. As 784 Walnut stands right now, it is a
5 dilapidated 3-bedroom -- sorry, a 4-bedroom, 1 1/2
6 bathroom property. It's in distress. We're looking
7 to revitalize the property that's abandoned. We're
8 looking to make it into a two-family dwelling. And
9 this should not have any additional parking detriment
10 on the neighborhood, seeing as we're keeping the
11 bedroom count the same.

12 Although, I will show you later on in our
13 presentation this property is on a block that has low
14 density of property. A lot of them are empty lots.
15 There's not much in-fill. Additionally, across the
16 street from the property, there is a lot of open land
17 for the beginning half of the 800 block of Walnut
18 Street. So for that, I just was asking for specific
19 to this if we can request a parking waiver.

20 MR. EINGORN: I just want to stop you for
21 a second. For 784 Walnut, it says nonconforming use
22 relief or bulk variances. If you can demonstrate
23 that this was a duplex previously?

24 MR. GABAY: I usually am good with that.
25 However, on this one, I could not prove that it was a

1 prior duplex. I treated it and I understand I spoke
2 with Evita on this. She said: Can you prove it? I
3 was not able to prove it. So I would be asking for
4 the variances but they are built as such where I
5 don't have the side yard available. I don't have the
6 front yard setbacks and I don't have that off-street
7 parking.

8 So I would be asking for those variances
9 in addition to the parking, the off-street parking
10 variance. I mean, it's a very closed-off block in
11 terms of how they were built. My lot line is built
12 to the property. So I do not have the ability
13 to give the side yard, front yard, any of those
14 preexisting nonconforming uses -- or conditions. And
15 we would be asking for that parking waiver, if
16 possible.

17 I have a proposed floor plan of what it
18 would be. They would literally be identical units
19 stacked one on top of the other. If you look on page
20 4 or 5 on your presentation. Mine is page 5. It's
21 the street view looking down 8th Street towards
22 Walnut Street. And you could see that these two
23 properties, 784 is the one closer to us; 786 is the
24 one adjacent to it at the corner. They're both
25 distressed. They are pretty much the only property

1 on that side of the block from four blocks north and
2 about like eight blocks south. There was an old
3 church that was demolished over there.

4 Then on the following page, I have
5 looking up Walnut, you can see that on that side of
6 the block there's about four or five lots - I don't
7 know exactly - of vacant land over there. So as it
8 sits right now, this is a very desolate corner and
9 we're trying to revitalize that. We are looking to
10 complete this project hopefully by the end of the
11 year. We have our crew ready to go on this one,
12 especially if it's part of the bigger project that
13 we're looking to do at 786 Walnut. We could probably
14 finish them both off in one construction sweep.

15 Just for context, I put pictures of what
16 the current property looks like. You could see there
17 was vagrants in there. They were doing illicit
18 activities. We boarded and secured the place upon
19 our acquisition of the property. At this point, we
20 have been waiting just simply to bring it in front of
21 the Board to try and revitalize the property.

22 So that would bring me to 786 Walnut.
23 If I could show you guys the second presentation and
24 that way, you can understand the positioning of this
25 property as well. 786 Walnut is the adjacent

1 property that takes up the corner of the 8th &
2 Walnut. Most of the frontage is on 8th Street, even
3 though it is on the 700 Block of Walnut Street. And
4 previously, this was a four-family dwelling with some
5 sort of commercial use on the first floor. We're
6 looking to revitalize this property into a five-unit
7 dwelling. So we're trying to take it from four
8 apartments on the second and third floor to five
9 apartments across the first, second and third floor.

10 And what we are looking to do is, upon
11 doing that, revitalizing the entire property. It's
12 completely burnt out. It was actually burned from
13 our records a few times until our management
14 acquired it. I did an OPRA with the City and found a
15 1959 card which shows that it was a multi-unit
16 property. And in the old '59 picture, you could even
17 see the old fire escapes accessible from the third
18 floor and the second floor which are still present
19 until today. The property, under these preexisting
20 conditions, already has the fire egress so we would
21 just bring it up to code.

22 Furthermore, you could see on page 2 of
23 the '59 card, that it shows that there were
24 apartments in the property so this was a higher
25 occupancy property. And from the records from the

1 City as well as our measurements, it's about 3,000
2 square feet across the three floors. Each floor
3 plate is roughly -- slightly over 1,100 square feet
4 but the third floor is a little smaller. So our
5 plans that we have which I've colored-coded for you
6 guys, I believe hopefully it came out in color. I
7 would have two apartments on the first floor which
8 would have separate entrances. The yellow one being
9 Apartment A, which would be a 1-bedroom apartment, is
10 accessible from the entrance on Walnut Street.

11 Apartment 2 is in green which would be an
12 entrance from Walnut Street. And then the common
13 area is that red in the back of the first floor. And
14 the latter rear section of the second floor. And
15 that is the common staircase. And then we have the
16 blue unit which is Unit No. 3 which would be a
17 1-bedroom. Unit 4 which is a 2-bedroom. And then on
18 the third floor would be a 1-bedroom apartment.

19 So what I have done from there is, I've
20 highlighted the existing fire egress that's with the
21 building. So every apartment would have two means of
22 egress whether it's that common corridor or those
23 fire escapes which I think are necessary and we
24 intend to keep them there. We also intend to work
25 with the Fire Marshall to see whatever they deem

1 fire-compliant whether it's a central alarm that's
2 being monitored commercially through a dispatch
3 center of the sorts. So we do plan on doing that as
4 well.

5 And then I added another street view
6 which is pretty much the same picture. And then I
7 showed head-on. So this property is completely
8 burned out. There is no mechanicals. There is no
9 functioning livability as it is. This would be a
10 full-fledged revitalization which is why we try
11 taking both properties and packaging them together.

12 In regards to the parking for this
13 property, it was preexisting a 4-unit dwelling. In
14 light of us converting the first floor, I guess it
15 was never formally acknowledged that the first floor
16 was converted. We are taking the back portion of the
17 property and looking to pave it and put in the
18 sufficient parking. Although we're adding one unit
19 which would, in theory, add another parking spot,
20 what we're looking to do is, I mean, this is an AI
21 rendering. I don't want to quote it as it's
22 presented.

23 VICE-CHAIRMAN STILL: Is this area
24 considered the same lot?

25 MR. GABAY: Yes. So the actual property,

1 if you look at the tax card, is 20-by-100, but the
2 building itself is only, I think, just slightly under
3 60. So there's about 40 feet of lot.

4 VICE-CHAIRMAN STILL: It would have been
5 like a back yard?

6 MR. GABAY: It would have been a yard of
7 some sort. So we are trying to utilize that as the
8 off-street parking spill-over. On top of having
9 pretty much half the frontage on 8th Street, this
10 would supplement even the parking of the adjacent
11 property which is why I wanted to present these
12 unanimously. Because we plan to add the sufficient
13 parking even though 786 was preexisting rather than
14 one unit which might add one car.

15 Here we're looking to add five spots
16 behind the property which would supplement some
17 off-street parking. And the beauty of having the lot
18 adjacent to it on 784 is, we can even add more
19 parking. So hopefully, our parking would encompass
20 the lots behind 786, 784 which would also allow us
21 some open space for the tenants in that building.

22 MS. SPENCER: Just inquiring. Will there
23 be an opening in the back for like the 784 tenants to
24 just get out of their car?

25 MR. GABAY: That was part of the plan to

1 hopefully make access for them to be able to park and
2 go in. However, I don't want to make -- the reason
3 why I was asking for a variance or a parking waiver
4 for 784 is, I don't want these properties to be tied
5 together in perpetuity. I'd rather show you guys I'm
6 removing the detriment from 786 hopefully opening up
7 the opportunity for 784.

8 But I don't want them -- I'm not trying
9 to unify the two properties. Although, that would
10 just in the future maybe complicate things, convolute
11 things. I'd rather just say 784 has its conditions.
12 786, I'm trying to alleviate some of those conditions
13 and cohesively if they could be looked at
14 independently and unanimously.

15 MS. MASON: What would be the square foot
16 for each of those?

17 MR. GABAY: Roughly every apartment is
18 between 580 square feet and 600 square feet. So
19 every floor plate is about 1,150 square feet. We're
20 splitting them in half but then you have some common
21 corridors. So we're looking between 580 and 600.

22 MS. MASON: And for 784 for the --

23 MR. GABAY: 784 is going to be roughly
24 about 600 square feet. The second floor is going to
25 be 600. The downstairs, because we have that common

1 corridor, will also be around 580 or -- between 540
2 and 580 depending how much of the stairs we take.

3 VICE-CHAIRMAN STILL: Even though this is
4 an AI rendering, do you think that that's what you
5 want it to look like?

6 MR. GABAY: That is indictive of what
7 we're trying to do. I actually want to have it
8 paved. I'm not looking to do anything rudimentary.
9 Like we're really trying to make this a quality
10 product when we're done with it.

11 MR. EINGORN: Is there going to be
12 sufficient space to back in and out of these
13 spots?

14 MR. GABAY: The lot size is 20 feet deep
15 and a typical car is roughly 10 to 12 feet depending
16 on how big it is. So you're going to have sufficient
17 parking to park them in. Now, a typical car is
18 probably eight feet wide. We're talking about -- I
19 have about 40 feet of lot so I can add five spots in
20 there.

21 MR. EINGORN: Right. I mean, from the
22 photograph, it's really hard to tell what's going on
23 here. And from the rendering which looks really
24 nice, it appears as if there's not enough space
25 without backing over the sidewalk to pull in and

1 out. I don't know where the curb cut is on this.

2 MR. GABAY: So there isn't even really a
3 curb. It's so decrepit over there and there was so
4 much trash that has been piled up for years. There
5 is no defined curb. So I would, in theory, be taking
6 that over and sort of doing the sidewalk in the
7 process of doing that. And especially if we need to
8 upgrade any sort of utility, we'd probably be digging
9 in that section anyway. So I would have to put in
10 the proper permits to make sure that we, I guess,
11 rebuild that to sufficiency.

12 MR. EINGORN: Understood. So where would
13 you propose the entrance for this parking to be?

14 MR. GABAY: On 8th Street across that
15 entire rear yard.

16 MR. EINGORN: So you would seek a -

17 MS. MUHAMMAD: He would have to come back
18 to put in an application for the curb cut because
19 it's not part of the application.

20 MR. GABAY: Well, there's not one in
21 there currently so I didn't know that it needed to
22 be -- for off-street parking to now come in front of
23 the Board and ask for a -- when there is no curb to
24 cut. I was not familiar with that.

25 MR. EINGORN: That's why I'm -- I haven't

1 run into this before.

2 MR. GABAY: Like I understand in certain
3 areas I've had to do curb cuts. I did one in front
4 of the Planning Board because like around Cooper
5 there was like a revitalization of the sidewalks.
6 There is no sidewalk there.

7 MS. MUHAMMAD: Through time, I'm pretty
8 sure it got that way. But you can't just in return
9 just go ahead and just create something that was
10 never there.

11 MR. GABAY: So if I don't pave it over --

12 MS. MUHAMMAD: So it's not even Zoning
13 Board approval. That's City Council.

14 MR. EINGORN: Well, can we make it a
15 condition of approval to work with Ashton to figure
16 out how to make that work? Ashton, would that be
17 okay with you?

18 MR. GABAY: I mean, I would deflect to
19 the Board to make that determination. Because I
20 was -- I did not know I needed to do that. And I
21 guess that's oversight on my part. But I would be
22 willing to work with them on whatever conditions they
23 impose on me. If they tell me I need to do 3,500 psi
24 concrete or whatever it is.

25 MR. EINGORN: My concern is more the

1 interest of justice, I guess, is the way to put it.
2 You have this open area here. You have no idea what
3 you're going to find when you start scraping up this
4 mess.

5 MR. GABAY: Well, it's all dirt back
6 there. Truth be told it is dirt so we had to do --
7 I'll give a little bit of just like background.
8 We did just have to make sure that everything
9 was cleared over there when we had to basically cut
10 down some shrubbery at the time. But this when
11 you're looking at it, is truly an overgrown mess
12 that's all dirt. So what we're looking to do is --
13 like you can ever see in the pictures there's these
14 defunct old concrete steps that we also would have to
15 redo. I mean, this is all contained within the
16 property itself.

17 MR. EINGORN: My point is, you're showing
18 something that provides a public utility in that
19 you're showing a sidewalk that doesn't currently
20 exist. So you're kind of offering the City something
21 that is an improvement to what's there. Right? And
22 I want to make sure that in doing all this work which
23 would be a benefit to everyone in that area, that
24 you're able to put something in that still is safe.
25 Right? I don't want it to create a situation where

1 we're backing into the sidewalk potentially hitting
2 people.

3 MR. GABAY: That I understand. What if
4 I can limit the -- I could work with the City on the
5 sidewalk side and the curb cut side. But if I'm
6 utilizing the lot itself behind the property as the
7 parking, I would ask if that can be a condition.

8 MR. EINGORN: I think we're saying the
9 same thing.

10 MR. GABAY: Okay.

11 MR. EINGORN: My point is, I think you're
12 working on something here that's really, I think,
13 maybe special if that's the right word, and it needs
14 a little help. But I think maybe Ashton's office
15 could help you with that to propose something that
16 would make this acceptable to everyone.

17 MR. GABAY: I would happily work with
18 them. I have to problem with that.

19 MR. JONES: I'll say it'll be between us
20 and the City Engineer.

21 MR. EINGORN: Right.

22 MR. GABAY: Okay.

23 MR. JONES: Because, obviously, your
24 sidewalk and all that will have to meet the City
25 signed specs.

1 MR. GABAY: I've worked with them on
2 certain other curb cuts and other planning designs.
3 That's something that we can do with your office and
4 I'd happily do it.

5 VICE-CHAIRMAN STILL: I don't want to
6 overstep my boundaries. I'm not an attorney nor a
7 contractor. But what I think because this is all
8 brush here, right? He would probably have to dig
9 under -- remove all of that brush, see what's under
10 it. And the comeback part is, hey, this is what I
11 discovered and found; this is what I'm going to do
12 from here as far as like the curb cut; you don't know
13 what's under there. So I think the first step is to
14 like dig all of that out.

15 MR. EINGORN: I don't want to speak for
16 the applicant but it sounds like they already did
17 that.

18 MR. GABAY: It's all dirt over there.
19 There is no -- like from there all --

20 VICE-CHAIRMAN STILL: So all of that is
21 removed at this time?

22 MR. GABAY: I guess in the past, there
23 was just -- if you look from the property -- I wish
24 I had a different picture.

25 VICE-CHAIRMAN STILL: So there's a more

1 updated photo that shows that none of this is there?

2 MS. MASON: It's a sidewalk.

3 MR. GABAY: No. That is how it is.

4 I took that picture. That's not a Goggle image.

5 VICE-CHAIRMAN STILL: Right, right. So
6 what I'm saying is, if you dug all that up right here
7 just that front end the connects --

8 MR. GABAY: I didn't physically dig like
9 a foot deep. But we did rake it first and it's all
10 dirt. I mean, it's below the sidewalk. Like you
11 could see where the 4-inch slab of the sidewalk
12 is.

13 VICE-CHAIRMAN STILL: Okay. Got you.

14 MR. GABAY: And I could speak for what my
15 findings were. I could speak for the lot itself. I
16 could also say that I'm more than willing to work
17 with the City Engineer. And whatever happens with
18 Council or -- if there's any additional condition,
19 I'm happy to do it.

20 MS. MUHAMMAD: Just by the picture,
21 because the parking lot in that fashion was not a
22 part of the application, you actually would have to
23 come back to the zoning office to discuss that. And
24 that parking lot is different from what people
25 normally propose which is like a crushed stone.

1 MR. GABAY: I don't mind doing the
2 crushed. I'm willing to utilize --

3 MS. MUHAMMAD: That is perfectly fine.
4 You said you don't like it?

5 MR. GABAY: That's not for management
6 prospective, no, because I don't want to have to be
7 raking gravel every two weeks.

8 MS. MUHAMMAD: That is wonderful if
9 that's preference. However, you have to absolutely
10 come back for that because what you're proposing is
11 a site plan application. So you can give our office
12 a call tomorrow to discuss that.

13 MR. EINGORN: I the issue is, you pretty
14 much triggered the site plan with all these
15 modifications. And that's why --

16 MR. GABAY: So can I just ask for no
17 parking and like just seek a variance on the parking
18 seeing as it was four units going to five and I will
19 just forego that parking? Because that would
20 probably be the lesser of two evils if I have to go
21 through -- I'm going from four units to five. If I
22 could just get the variance on that additional
23 parking detriment.

24 MS. MUHAMMAD: Well, did you --

25 MR. EINGORN: He did apply for the

1 variance. You could amend your application and --

2 MR. GABAY: So that I could --

3 MS. MUHAMMAD: Then --

4 MR. EINGORN: You could just say, screw
5 the parking and ask for the variance.

6 MR. GABAY: Okay. I would ask you guys
7 for the variance on the additional detriment of the
8 parking seeing that it's pretty isolated property.
9 Hence, I would ask for your guys' understanding on
10 that one given the specifics --

11 MR. EINGORN: And if the parking becomes
12 an issue, you can always come back and ask for a
13 parking lot.

14 MR. GABAY: If that becomes an condition,
15 it's just so undeveloped over there. My 200-foot
16 notices was the smallest 200-foot notice I've ever
17 sent. They were mostly vacant lots when I sent them.
18 So I have no problem in if this becomes a problem.

19 At this point seeing as I asked for the
20 variance and it's triggering a bigger thing and I
21 don't want to go into a whole site plan thing, I
22 would just ask if the Board would consider the
23 variance.

24 MR. EINGORN: We're going to open to the
25 public. We're going to close to the public. So

1 let's take 784 first. This is the duplex, the
2 request for bulk variances are for lot area, side
3 yard, front yard, lot width, depth, and off-street
4 parking, all of which are preexisting nonconforming
5 conditions on a house that looks to be 100 years old?

6 MR. GABAY: Probably. I mean, could say
7 that most of those were built in the late 1890s,
8 early 1900s up until 1920. So it would be more than
9 100 years old.

10 MR. EINGORN: Right. So these are
11 preexisting nonconforming conditions for a property
12 that shares a party wall. The Board should do a
13 discussion of the Positive and Negative Criteria and
14 make a motion.

15 VICE-CHAIRMAN STILL: Development has
16 been in that area has been much needed. Like the
17 testimony said, not too many properties around there.
18 It's just open land and I think to be able to start
19 something and initiate the cultivation of that
20 neighborhood is a positive.

21 MR. GABAY: Thank you.

22 MS. MASON: Typically, we hear about that
23 but since it's undeveloped and most of those houses
24 are vacant, the negative, the positive outweighs that
25 negative piece as far as the parking, I think, to be

1 able to make the decision to waive that.

2 VICE-CHAIRMAN STILL: Motion to pass.

3 MS. NUNEZ: Second.

4 MR. EINGORN: Motion to pass and a
5 second.

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

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Rivera.

12 MS. RIVERA: Yes

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Spencer.

16 MS. SPENCER: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

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

21 And then the second matter would be for
22 786 Walnut Street. This is a request for five
23 apartment units where it was previously four and a
24 commercial space. The applicant is requesting a use
25 variance and bulk variances for the following

1 conditions: Side yard, lot area, front yard,
2 off-street parking and a site plan waiver.

3 The Board should do a discussion of the
4 Positive and Negative Criteria and make a motion.

5 VICE-CHAIRMAN STILL: Seeing as though
6 the -- even if it's in a commercial neighborhood, the
7 property is not doing so well, again, part of that
8 revitalization process. And I think that we need to
9 continue to build on the infrastructure in that area
10 and build on the open land that we have in a positive
11 way. So there's no people that can go in and start
12 fires. And like the Chairman usually says, squatters
13 and things like that, we're trying to avoid. I think
14 we need to go ahead and continue to grow area.

15 MS. MASON: I make a motion to approve.

16 MS. SPENCER: Second.

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

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Rivera.

23 MS. RIVERA: Yes.

24 MR. EINGORN: Ms. Moss.

25 MS. MOSS: Yes.

1 MR. EINGORN: Ms. Spencer.

2 MS. SPENCER: Yes.

3 MR. EINGORN: And Ms. Mason.

4 MS. MASON: Yes.

5 MR. EINGORN: Six in favor and none
6 opposed, the motion passes.

7 MR. GABAY: Thank you. I appreciate the
8 Board's consideration.

9 MR. EINGORN: Have a nice night.

10 MR. GABAY: You as well.

11 MR. EINGORN: I need a motion to go into
12 Closed Session to discuss pending litigation.

13 VICE-CHAIRMAN STILL: Motion.

14 MS. MASON: Second.

15 MR. EINGORN: All in favor?

16 THE BOARD: Ayes.

17 - - -

18 (Off the record at the 9:30 p.m.)

19 (Back on the record at 9:40 p.m.)

20 - - -

21 MR. EINGORN: For the record, the Board
22 went into Closed Session for purposes of litigation
23 with the 508 State Street, LLC appeal. The Board
24 discussed the proposed settlement agreement by the
25 applicant and has determined not to accept the

1 settlement agreement which will be conveyed to
2 counsel tomorrow. That will conclude anything
3 related to the Closed Session. We need a motion to
4 adjourn.

5 VICE-CHAIRMAN STILL: Motion.

6 MS. MASON: Second.

7 MR. EINGORN: All in favor?

8 THE BOARD: Ayes.

9 - - -

10 *** (Meeting concluded at 9:41 p.m.) ***

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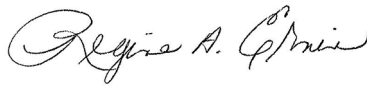
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**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

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