

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

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
July 6, 2026

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

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Monday, July 6, 2026

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

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

DARNELL HANCE, CHAIRMAN
GUY STILL, VICE-CHAIRMAN
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
DEMBO, BROWN & BURNS, LLP
ROBERT HUNTER, P.E., C.M.E.

Regine A. Ervin, CCR
Certified Court Reporter
Email: RegineCSR@gmail.com
(609-280-2230)

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1 CHAIRMAN HANCE: Good evening. Welcome
2 to the Zoning Board of Adjustment regular scheduled
3 meeting on July 6, 2026.

4 Reading of the Sunshine Law: In
5 conformance with the Sunshine Law of New Jersey,
6 notice of this meeting was posted in the Municipal
7 Clerk's office on Wednesday, July 1, 2026. Roll
8 call.

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.

23 MS. MASON: Here.

24 MR. EINGORN: Thank you.

25 The first matter of business, Approval of

1 Minutes for June 2026. Do we have a motion to
2 approve the minutes?

3 CHAIRMAN HANCE: Motion to approve.

4 MR. EINGORN: Do we have a second?

5 VICE-CHAIRMAN STILL: Second.

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

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Rivera.

14 MS. RIVERA: Yes.

15 MR. EINGORN: Ms. Moss.

16 MS. MOSS: Yes.

17 MR. EINGORN: Ms. Spencer.

18 MS. SPENCER: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: So moved.

22 Good evening everyone. Welcome to the
23 Zoning Board of Adjustment. Just a few reminders.
24 One, we hear everything up here. And as you can tell
25 and if you've already heard, it's hard to hear. So

1 please silence your cell phones. They are a great
2 interruption and that goes for the Board as well.
3 We've had that happen too.

4 If you're going to have a conversation,
5 even if you're whispering, we can hear and maybe not
6 the whole conversation, we can hear you talking. So
7 just take it in the hallway. You'll get heard. No
8 big deal. Everybody will get heard tonight. I'm
9 going to read the list, the agenda. All right? If
10 you hear your application, raise your hand and say,
11 here so we know you're ready to go. So the first
12 matter of Old Business is Quincey Avenue Investments,
13 LLC, 1260 Mechanic Street.

14 MR. PLATT: Here.

15 MR. EINGORN: Good evening, Counsel.

16 New Business: Jonathan Gabay, 640-642
17 Pine Street.

18 MR. GABAY: Good evening.

19 MR. EINGORN: Holtec Technology Center,
20 LLC, 2500 Broadway.

21 MR. SHEEHAN: Here.

22 MR. EINGORN: Good evening.

23 Long Bay, III, LLC, 1334 Princess Avenue.

24 MS. JAMES: Here.

25 MR. EINGORN: Good evening.

1 Vision Capital Investments, LLC, 715
2 Walnut Street?

3 MR. SARIN: Here.

4 MR. EINGORN: Very good.

5 Juan C. Hernandez, 1128 Haddon Avenue.

6 MR. HERNANDEZ: Here.

7 MR. EINGORN: Antonio M. Duran-Aracena.

8 MR. DURAN-ARACENA: Here.

9 MR. EINGORN: Rocky Thach, 2760 Federal
10 Street.

11 MR. THACH: Here.

12 MR. EINGORN: Mold Service, LLC has two
13 matters, 646 S. 3rd Street and 1715 S. Broadway.

14 MR. HERNANDEZ: Here.

15 MR. EINGORN: And Joshua's Home
16 Remolding, LLC, I'm assuming you're here for that as
17 well?

18 MR. HERNANDEZ: Yes.

19 MR. EINGORN: For the record, we do have
20 one deficient application which was 919 Jackson
21 Street. Is anybody here for 919 Jackson Street?
22 Good because they're not going to be heard tonight.
23 Their notice was deficient.

24 Let's take the first matter of Old
25 Business. It's Mr. Platt's matter, Quincey Avenue

1 Investments, LLC, 1260 Mechanic Street.

2 MR. PLATT: Good evening, Mr. Chairman
3 and members of the Board, my name is Stuart Platt.
4 I'm an attorney from the Platt Law Group. I
5 represent the applicant Quincey Avenue Investments.
6 This is an application for 1260 Mechanic Street, a
7 continuation, Block 1330, Lot 21. We are seeking
8 bulk variances for essentially preexisting
9 conditions. At the last meeting, my client, Harrison
10 Garcia, who is the principal of the entity, was
11 sworn. I don't know if you want him sworn again.

12 MR. EINGORN: Yes, we will re-swear.
13 Would you raise your right hand, please.

14 - - -

15 HARRISON GARCIA, 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 MR. GARCIA: Harrison Garcia, 639 Hunter
22 Street, Gloucester City, New Jersey.

23 MR. EINGORN: Thank you.

24 MR. PLATT: At the time of the last
25 hearing, we had put our case in and the Board wanted

1 to see photographs of the existing conditions because
2 it has been our contention based upon the testimony
3 as well as exhibits, that this was previously a
4 duplex. And we're seeking tonight to make it a
5 duplex. And the Board asked for photographs of the
6 existing condition so I want to go through this with
7 you. I think my last exhibit, and I think we're at
8 A-3. We'll make it A-4.

9 MR. EINGORN: We're at A-5.

10 MR. PLATT: We're at A-5?

11 MR. EINGORN: Yes, sir.

12 MR. PLATT: Okay. A-5 for the record.

13 (Whereupon Exhibit No. A-5, Photographs,
14 was marked for identification.)

15 MR. PLATT: I'm going to ask my client
16 about this exhibit. Mr. Garcia, just to confirm, you
17 are the principal of the applicant, Quincey Avenue
18 Investments, correct?

19 MR. GARCIA: Yes, sir.

20 MR. PLATT: You've taken some photographs
21 and we've handed them out to the Board and marked
22 them as Exhibit A-5 for the record. When did you
23 take these photographs initially?

24 MR. GARCIA: Around March.

25 MR. PLATT: Of this year, correct?

1 MR. GARCIA: March 2026.

2 MR. PLATT: And this is essentially the
3 existing conditions of the building that you found it
4 when you purchased it?

5 MR. GARCIA: Yes, sir.

6 MR. PLATT: Let's go through the listing
7 as you previously testified. You're seeking to
8 convert this project or this building into a duplex.
9 And that's an up-and-down duplex.

10 So the first exhibit is the entrance
11 hallway, the first page of the exhibit. And just
12 explain that. That's as you walk in the second
13 apartment upstairs and the apartment is on the first
14 floor is to the right, correct?

15 MR. GARCIA: Yes.

16 MR. PLATT: And then the next is the
17 kitchen on the first floor that was there?

18 MR. GARCIA: Yes.

19 MR. PLATT: And what does that picture
20 show? I know it's a little bit difficult but you can
21 point it out for the Board.

22 MR. GARCIA: It's little dark. So you
23 can see there's appliances.

24 MR. PLATT: Show them, please.

25 MR. GARCIA: There's a stove here. And

1 there are cabinets here. It's just a little -- yeah,
2 that's the kitchen area.

3 MR. PLATT: And then there's, again, a
4 second picture of the kitchen --

5 MR. GARCIA: Yes.

6 MR. PLATT: -- that might show them also,
7 the kitchen floor?

8 MR. GARCIA: Yes. So you can see the
9 kitchen floor; you can see when you go in like that's
10 suppose to be a countertop, there's gas here and then
11 the stove and all that.

12 MR. PLATT: These are first-floor
13 photographs, correct?

14 MR. GARCIA: Yes, sir.

15 MR. PLATT: And what does the next
16 picture show?

17 MR. GARCIA: I believe it's a bathroom on
18 the first floor.

19 MR. PLATT: And can you, again, point out
20 to the Board -- you're showing them the pictures?

21 MR. GARCIA: Yes.

22 MR. EINGORN: Is this a tub here?

23 MR. GARCIA: Yes, sir.

24 MR. EINGORN: Thank you.

25 MR. PLATT: The next picture is the

1 bedroom No. 1 on the first floor?

2 MR. GARCIA: Yes:

3 MR. PLATT: The next one is bedroom No. 2
4 on the first floor, correct?

5 MR. GARCIA: Yes.

6 MR. PLATT: And the next picture is the
7 living room on the first floor, correct?

8 MR. GARCIA: Yes, sir.

9 MR. PLATT: And through that oval door,
10 is that where the kitchen and the bathroom is on the
11 first floor?

12 MR. GARCIA: Yes.

13 MR. PLATT: All right. Now moving on to
14 the next picture. That is the staircase between the
15 first and the second floor?

16 MR. GARCIA: Yes.

17 MR. PLATT: So each unit has its own
18 separate entrance, correct?

19 MR. GARCIA: Yes, sir.

20 MR. PLATT: And the next picture, is that
21 the top of the stairs and the entranceway to the unit
22 upstairs?

23 MR. GARCIA: Yes, sir.

24 MR. PLATT: And then you have pictures of
25 the kitchen on the second floor. What's that showing

1 the Board?

2 MR. GARCIA: That shows the cabinets, the
3 kitchen with a sink. Usual kitchen. It's a kitchen.

4 MR. PLATT: And this is all being
5 renovated obviously?

6 MR. GARCIA: Yes, obviously everything.
7 Yeah. This is the way it was found.

8 MR. PLATT: And the next picture if you
9 can orient to the Board the bathroom on the second
10 floor?

11 MR. GARCIA: Yes, sir.

12 MR. PLATT: Can you show the Board and
13 show them exactly where you're pointing to?

14 MR. GARCIA: Yeah. This is the second
15 floor. As you can see, the kitchen is right here.
16 And then the bathroom is in the back.

17 MR. PLATT: The next picture is Bedroom
18 No. 1 on the first floor; is that correct?

19 MR. GARCIA: Yes, sir.

20 MR. PLATT: And what does the next
21 picture show?

22 MR. GARCIA: This is the second bedroom
23 which is to the back with the windows?

24 MR. PLATT: Again, on the second floor,
25 correct?

1 MR. GARCIA: Yes, sir.

2 MR. PLATT: Now, the next picture is
3 marked as exterior utilities. Tell us what the --
4 that's the side of the building?

5 MR. GARCIA: That's on the side, yeah, as
6 you can see.

7 MR. PLATT: And what utilities are out
8 there?

9 MR. GARCIA: Electrical meters.

10 MR. PLATT: And there's two for each?

11 MR. GARCIA: As you can see that says
12 second floor.

13 MR. PLATT: But I can see --

14 MR. GARCIA: I'm sorry. You can see it
15 was already marked second floor.

16 MR. PLATT: And then we have the
17 utilities in the basement and that's the final
18 picture that you're showing?

19 MR. GARCIA: Yes. You can see electrical
20 and gas meters.

21 MR. PLATT: And it's your intent, again,
22 to renovate everything here?

23 MR. GARCIA: Yes, sir.

24 MR. PLATT: And your testimony for the
25 last time and we confirmed this about what we

1 testified to in terms of the -- it's going to be two
2 bedrooms and one bathroom on each floor with a living
3 room and a kitchen, correct?

4 MR. GARCIA: Yes, sir.

5 MR. PLATT: That's really all we have to
6 the extent to the prior testimony. If you need us to
7 go over that or do anything else, we'd certainly be
8 happy to.

9 MR. EINGORN: Does the Board have
10 questions about the photographs? I just want to
11 thank the applicant for humoring the Board and
12 bringing the pictures. They were really helpful.
13 They show a lot and I think this is exactly what the
14 Board was looking for so thank you. We did get new
15 information. Do you have questions down there?

16 MS. RIVERA: No.

17 MR. EINGORN: Okay. We did get new
18 information so I think we are required to open to the
19 public.

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Anybody here tonight in the
22 public that would like to be heard on the application
23 regarding 1260 Mechanic Street? Hearing none, seeing
24 none, we'll close the public portion.

25 The Board has heard substantial testimony

1 from at the applicant both at the June and tonight at
2 the July meetings regarding the requests for bulk
3 variances for lot size, width, building coverage and
4 off-street parking for what appears to be a
5 preexisting duplex. And the testimony is that the
6 applicant seeks to maintain the duplex but renovate
7 it. I think the photographs demonstrate that they
8 can use --

9 MS. MUHAMMAD: It's a single-family. I
10 need that for the record.

11 MR. EINGORN: That's right. It looks to
12 be an illegal duplex which was probably a
13 single-family and the renovations are forthcoming if
14 granted. The Board should do a discussion of the
15 Positive and Negative Criteria for the bulk variance
16 requests and then make a motion.

17 CHAIRMAN HANCE: I like the pictures
18 especially the last two which is showing electric
19 meters. Also, the gas meters in the basement. So
20 it's my opinion it was a duplex.

21 VICE-CHAIRMAN STILL: I think those were
22 the most important pictures, the interior and
23 exterior utilities. And seeing that they're
24 separate, seeing as though they're separate and it
25 was like that when he got it. I think it's a good

1 opportunity to, again, enhance the community and not
2 leave anything empty because that's when fires
3 start. And that's when people -- you know, you get
4 people that break in and start sleeping in it. I
5 think it's a good opportunity. We appreciate the
6 pictures.

7 MR. GARCIA: Thank you so much.

8 VICE-CHAIRMAN STILL: Motion to pass.

9 CHAIRMAN HANCE: Second.

10 MR. EINGORN: We have a motion and
11 second. We'll take a roll-call vote. Chairman
12 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: Having seven in favor and
2 none opposed, the motion passes.

3 MR. PLATT: Thank you everybody. Have a
4 good evening.

5 MR. GARCIA: Thank you so much.

6 MR. EINGORN: Thank you.

7 The next matter is Jonathan Gabay, 640 to
8 642 Pine Street.

9 CHAIRMAN HANCE: I have to excuse myself
10 from this case.

11 MR. EINGORN: Okay. For the record,
12 Chairman Hance will recuse himself from this case for
13 purposes of employment?

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Okay. We'll ask you to
16 leave the table for that purpose.

17 (Chairman Hance exits the meeting room.)

18 MR. EINGORN: Mr. Gabay, how are you?

19 MR. GABAY: Good.

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

22 - - -

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

1 - - -

2 MR. EINGORN: Please state your name and
3 address for the record, business address is fine.

4 MR. GABAY: Jonathan Gabay, 110 S. 8th
5 Street, Philadelphia, Pennsylvania.

6 MR. EINGORN: Mr. Gabay, you're here
7 tonight for a use variance, off-street parking, bulk
8 variance and interior floor plans required for a deli
9 at 640 to 624.

10 MR. GARCIA: 640 to 642.

11 MR. EINGORN: Oh, this is backyards. Got
12 it.

13 MR. GABAY: Do you guys have the
14 presentation by the way?

15 MR. EINGORN: Yes.

16 MR. GABAY: I was just making sure.

17 So the property is one tax lot but
18 utilized as two street addresses. Just for
19 clarification. So thank you to the Board for
20 squeezing me in tonight. I appreciate that. I'm
21 here to represent 640 to 642 Pine Street. So the
22 proposed use and development plan, we hope to bring a
23 family-inclusive commercial deli to the Lanning
24 Square neighborhood. We'll have a prep counter
25 designated for area for grab-and-go sandwiches.

1 We hope to support our local community
2 within those operations. We would have regulated
3 work hours dictated by the license that the City will
4 provide us so we don't plan on having any sort of
5 operational hours beyond what is allowed. And we
6 hope to incorporate some food drives with the
7 neighborhood.

8 A little bit about myself, I run a
9 property management operation throughout the City of
10 Camden. We service about 500 residents throughout
11 the City. That's family collective numbers. So this
12 is a tandem to our property management business. So
13 we also plan to have an office. So the way the
14 property is set up, it's a pizza-pie shape. One
15 entrance is from the corner of Newton and Pine. The
16 other one is on Newton. So through one entrance we
17 plan to serve basically a deli. And on the other
18 entrance, we plan to actually have a satellite office
19 for our management operations.

20 So we hope that we can use this for both
21 our management, for families to come in and sign
22 leases. If they need something, maybe we can offer
23 an awards program through them to utilize through the
24 store. And, also, have a convenient location in
25 downtown that will allow us to serve our residents

1 better. As of right now, the office is either my car
2 or over the bridge and a couple areas in between. We
3 usually meet our tenants directly.

4 So we do have on the next page of our
5 presentation, the denial. Basically, it's giving us
6 use, parking and a couple other bulk variances. I
7 did an OPRA. And based on the historical data that I
8 could find, it has always been a commercial property.
9 It has been commercial since its onset. There's
10 commercial doors. It was never from what I can
11 gather, residential. Even the way it's built, it has
12 always been commercial. So I just wanted to find the
13 public record from the 60's to show that this was
14 always a commercial-used property which also shows
15 that there is a second floor with residential use.

16 So I just wanted to, at least, put that
17 on the record to show that it's historically been
18 that way preceding any sort of zoning, I guess,
19 overlay. I gave an aerial shot which shows the
20 property with the red dot on it. It's basically a
21 pizza-pie shape. You could see there's a vacant lot
22 between Newton and 7th. There is a small portion of
23 Pine Street which encompasses the property. And then
24 a majority of it is on Newton. And it encompasses
25 pretty much the pizza-pie shape between Newton, Pine

1 and 7th Street.

2 And then I took a screenshot-view
3 looking from -- we're on 7th Street looking down
4 Newton and across Pine. So you could see the
5 frontage of the building, as well as the vacant lot
6 in front of it. The next page I have is looking down
7 Newton. You could see the frontage of the store even
8 to the far right side you could see the electric
9 situation. There's three meters there. So
10 everything is set up as such. It's just that we
11 would be liking to divvy-up the actual commercial
12 space and utilize it for two uses.

13 And then on the next page, you could see
14 the actual breakdown of how the floor plan will be
15 used. The entrance that is on the corner of Pine &
16 Newton, will serve the deli with a prep station,
17 grab-and-go food. And then we have an entrance on
18 Newton Street which would encompass our management
19 office which would be separated by a hallway but it
20 is connected on the interior.

21 And then I have a current layout of what
22 the store currently looks like where it's just
23 shelves and then we have sort of like a security
24 wall, like a service wall. We plan on removing a
25 portion of that and putting a prep station, as well

1 as a deli counter. So that would be the proposed
2 use, would be more in that black wall where the glass
3 is to make it less ownness and we would actually
4 lower the wall.

5 And we'll try to make it a little more
6 friendlier. And then offer just prepared sandwiches,
7 deli sandwiches; make it more of a prep than just
8 simply a convenience store. And then you could see
9 the back room which was never utilized in previous
10 uses which is where our management operations would
11 be operated out of. So it would be a separate
12 entrance but we'll still have the level of
13 connectability to the commercial space in front of
14 it. And we would be the ones to basically be there
15 and adhere to everything and put our own management
16 emphasis on everything to make sure all is good.

17 MS. RIVERA: You just bought this place,
18 right?

19 MR. GABAY: No. So we've had it but we
20 had a tenant in there. So it was vacant for years.
21 There was a tenant in there. We sort of -- we took
22 back the property trying to just wrap everything up.
23 And we are going to manage it ourselves.

24 MS. SPENCER: And that was recently,
25 right? They were just here?

1 MR. GABAY: Yes. And that was pretty
2 much what stemmed this. We are looking -- we removed
3 ourselves from any sort of previous operations. We
4 as the owners are like, let's come in, let's put a
5 management operation in there for ourselves. And
6 we'll try to offer a tandem of, a benefit to the
7 community by offering some sort of grab-and-go, some
8 level of sandwiches, prep; something that's more
9 family-friendly. And for that, we're coming back in
10 front of the Board to make it an all-encompassing use
11 rather than simply a convenience store.

12 MR. EINGORN: Does the Board have
13 questions?

14 VICE-CHAIRMAN STILL: So I like the fact
15 that it's not just one or the other. It's both uses.
16 Two, my question is, have you spoken to the community
17 about these proposed changes?

18 MR. GABAY: So I have. And last, I was
19 actually scheduled for last week -- sorry -- last
20 month. And some of the residents in the neighborhood
21 were here. And I talked it over with them as well.
22 Their main concern was the hours of operation. That
23 was one thing where they were like, look, we just
24 want to have some level of -- some like on the record
25 what are going to be your hours.

1 We don't want this to be like an open all
2 the time. And we were saying, that whatever the
3 allowable hours were to be from the license from the
4 City, is what we would adhere to. We don't want to
5 anyone open too early, not too late. We're just
6 trying to operate normal business hours. That was
7 the only really qualm they had with the operations.
8 And I spoke to them outside of this room actually.

9 MS. MASON: I know previously you had
10 other owners and operators in there. Loitering was a
11 big issue as well as we heard from the community.
12 So how do you plan on, you know, kind of just making
13 sure that loitering isn't a problem so the residents
14 out there?

15 MR. GABAY: So multi-angled here but one
16 of them is, we are physically going to be present on
17 the property more than an absentee owner. We plan to
18 police the place. And just out of options of having
19 everything in order, we would like to have -- we
20 would mitigate the loitering. I would even propose
21 that we have some level of like protocol within the
22 store if there's repeat offenders that are hanging
23 outside the store; not making it very convenient for
24 them; try to shove them in a friendly way.

25 Also, we had the idea of potentially

1 asking Metro Police to better police the area. We
2 are aware that the county, it's a county road.
3 And they are going to be putting a light at that
4 intersection in the near future. And it would be
5 nice to have to Metro Police in that general area
6 because they have been on major corridors in the
7 past. When I spoke to the residents, Metro Police
8 used to be out there historically and they weren't so
9 we would welcome them to heavily police that area and
10 make sure that there's no disturbances to the
11 neighborhood so-to-speak.

12 But really us being there and operating
13 our core management business. We don't want that
14 happening over there. Just as much as the neighbors
15 wouldn't want that. We would try to self-police it;
16 make it less available for them to just sit there;
17 make it a little less comfortable. Again, if it
18 happens, it's natural that some people would just
19 feel a little uncomfortable outside. We will try our
20 best to hold some sort of protocols to ensure that
21 that doesn't become a nuisance.

22 MS. MASON: What are your hours again?

23 MR. GABAY: So our management is pretty
24 much like 8:00 to 6:30. I mean, that's when someone
25 wants to sign a lease before work or when they get

1 home. But I don't know exactly what the licensure
2 will allow us to operate sort of a food business.
3 But we want to serve breakfast; we'd like to give
4 coffee; we'd like to serve dinner. So I mean,
5 whatever the allowable hours of a normal deli would
6 be in the City, is what we would adhere to, which I
7 think would be longer than the standard 9-to-5
8 or 8-to-7 that we do in our management operations.
9 But we would be self-operating the store as well with
10 our staff to try to hold that accountable. Even if
11 our management operations cease at 6:30 and that's
12 open until 7:30, eight o'clock, we would hold some
13 level on continuity.

14 MS. MASON: Also, last question, parking.
15 I know it's off-street parking. But I think that was
16 also another issue as well with the residents, the
17 community here just like interference with the
18 parking. Obviously, we can't control it. Do you
19 have any idea of how you would be able to kind of
20 keep the residents in that area, the community?

21 MR. GABAY: I can't speak for the
22 off-street parking because there is, to my knowledge,
23 no off-street parking anywhere in that district for
24 those properties. They were built as such. There is
25 on-street parking. I would try to siphon -- if you

1 look in the aerial shot that is over there, it's at a
2 5-point intersection of which three of them don't
3 have any residents on. I would try to urge our
4 reoccurring patrons or even when they come in, please
5 park on the Newton side which is wide open without
6 much residential interference. But that's all
7 nuances that we would try to make operationally.
8 Like even put signage, parking here.

9 But there's no level of off-street
10 parking that I can give given the way this property
11 is set up. At an intersection with no ability to
12 offer off-street parking. I could sort of siphon
13 them off the residential street on to the county
14 road. But I can't guarantee that that's going to be
15 like no parking. Like if Metro was standing on front
16 of the building and say, no, they have to go there,
17 that would be the only level of policing we could
18 have. But we could suggest that they park in those
19 off-street -- I'm sorry -- those non-fully
20 residential zones.

21 MS. MOSS: And how many employees will
22 you have?

23 MR. GABAY: So I have myself which is our
24 main property manager. I have my assistant property
25 manager who usually signs the leases and hands the

1 keys. And most of our operations is more
2 maintenance. Like we have some maintenance stores.
3 We're not planning on having trucks or anything out
4 there. It's more of like our dispatch hub. If
5 there's a problem, they come there. So we don't plan
6 on having a full comprehensive five-person staff,
7 accounting and our agent. It's more of a: We need
8 to print a lease real quick; come meet us here at an
9 easy location; our property manager needs to give a
10 key to a contractor, come grab it from here. It's
11 really essentially for us.

12 Right now, like I said, my office is my
13 car. My office is in Philly. So this is us trying
14 to bridge it and make it more local and accessible to
15 our residents rather than meeting them at, let's say,
16 Panera to sign a lease. They can come to the
17 convenience store that serves deli sandwiches and
18 something like that so we can sign it.
19 It becomes more of an inclusive business operation.

20 MS. RIVERA: When you said deli, what
21 kind if you don't mind me asking?

22 MR. GABAY: Like sandwiches. So the
23 place isn't big enough to have a full-scale kitchen
24 but we can make a deli counter, a slop sink, maybe a
25 small griddle of some sort. But it won't be like a

1 full-blown kitchen in there.

2 VICE-CHAIRMAN STILL: Do we know what the
3 legal hours for this?

4 MR. EINGORN: I don't.

5 MR. GABAY: I would gladly adhere to
6 whatever that would be as a condition. I have no
7 problem. If they say you're not allowed to open past
8 x-amount before, I leave that to code enforcement to
9 rectify to me and I would adhere to any of those.

10 MR. EINGORN: Any other questions?

11 CHAIRMAN HANCE: No.

12 MR. EINGORN: We're going to open to the
13 public. Anybody here tonight in the public that
14 would like to be heard on the application regarding
15 640 to 642 Pine Street? Come on up.

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

18 - - -

19 BARBARA COSCARELLO, having first been
20 duly sworn/affirmed, was examined and testified as
21 follows:

22 - - -

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

25 MS. COSCARELLO: Barbara Coscarello, 2800

1 Block Idaho Road in Camden.

2 Just a procedural question. If the
3 off-street parking is not going to be provided and
4 it's needed, does that deny the application?

5 MR. EINGORN: No, he's asking for a
6 variance for that condition. So the building -- I'm
7 assuming you know where the building is and what it
8 looks like, correct? So this is the packet that was
9 provided. This is a property record card, I believe,
10 from 1963. This is a photograph of the front of the
11 building and when it was made.

12 MS. COSCARELLO: Yep.

13 MR. EINGORN: I believe the testimony is
14 that at the time the building was constructed, there
15 was no off-street parking constructed and that's how
16 the building is.

17 MS. CASCARELLO: Well, that was a long
18 time ago.

19 MR. EINGORN: Right.

20 MS. COSCARELLO: People weren't driving
21 as much as they do today.

22 MR. EINGORN: Correct. So it is a
23 commercial property as you can see. And the request
24 is, I can't change the building; there's no place on
25 this property to put off-street parking. Right? So

1 at some point there has to be some use that's
2 available that doesn't require some sort of parking
3 that can be there. And his request is, the property
4 is what it is. It's a preexisting nonconforming
5 condition; may I please have a variance for the
6 off-street parking.

7 MS. COSCARELLO: So the assumption is,
8 people who are interested in purchasing goods from
9 there, will stop, run in and come out?

10 MR. EINGORN: Right. So there's no
11 sit-down, correct, Mr. Gabay?

12 MR. GABAY: We don't plan to have
13 sit-down.

14 MR. EINGORN: Okay. Great. So this is
15 the aerial map. I'm showing everybody. This is the
16 aerial map that was provided. This is the property
17 here.

18 MS. COSCARELLO: Yeah.

19 MR. EINGORN: Okay?

20 MS. COSCARELLO: Yeah.

21 MR. EINGORN: And this is the available
22 street parking around it.

23 MS. COSCARELLO: Well, that's a busy
24 intersection.

25 MR. EINGORN: It may be a busy

1 intersection. At this time when this photograph was
2 taken, I assume. Is this from Google Maps?

3 MR. GABAY: Yes, it is.

4 MR. EINGORN: They're not very many cars
5 on the street at the time this photograph was taken.

6 MS. COSCARELLO: At the time, right. But
7 you can see it's a busy intersection.

8 MR. EINGORN: And the testimony was, it
9 is at a 5-point intersection.

10 MS. COSCARELLO: Yeah.

11 MR. EINGORN: And so whatever the
12 available off-street parking would be is what's
13 being -- on-street parking, excuse me, is being
14 proposed for use for the property as it would be with
15 any other use that would be approved.

16 MS. COSCARELLO: Okay.

17 MR. EINGORN: Does that answer your
18 question?

19 MS. COSCARELLO: Yep.

20 MR. EINGORN: Do you have any other
21 questions?

22 MS. COSCARELLO: No.

23 MR. EINGORN: Anybody else in the public
24 tonight that like be heard on the application of
25 regarding 640 to 642 Pine Street? Hearing none and

1 seeing no further hands, we'll close the public
2 portion.

3 Mr. Gabay, do you want to address the
4 public comment or have any closing statement?

5 MR. GABAY: No public comment. In
6 regards to a closing statement, we just want to get
7 the property to be inclusive with the community.
8 Something that is sitting vacant on the corner
9 doesn't do much good. If anything, it opens up
10 vagrants to loiter over there with no policing.
11 So we believe opening it up, making an operational
12 business one that's compliant and I guess licensed,
13 would be the best operation and best use for that
14 property.

15 And to speak to any level of comments
16 from the public in regards to parking, no matter what
17 use I have there, I would still need parking even if
18 it was residential. We're hoping that the transiency
19 of the parking will not have an everlasting detriment
20 on the current area. I open it to any other
21 questions from the Board.

22 VICE-CHAIRMAN STILL: So you talk about
23 community involvement and engagement. How do you
24 plan on or do you plan on collaborating with South
25 Camden Food Market that's also right across the

1 street, in your effort to serve the community in any
2 way?

3 MR. GABAY: Thank you for bringing up
4 that point. Yes, we would like to make it more
5 of a community-based operation. So if there are
6 fellow competitors or as we would say -- not even
7 competitors but stakeholders.

8 VICE-CHAIRMAN STILL: Collaborators.

9 MR. GABAY: Collaborators, stakeholders.
10 Some people would look at it as stakeholders. But
11 we're in a common area and it would be better for us
12 and advantageous to work together and make it more of
13 a unifying corridor. And if we can join forces with
14 them on some level of philanthropic or
15 community-based events, we would do it.

16 MR. EINGORN: Any other questions?

17 So if the Board is inclined to grant this
18 application, the applicant has agreed to a condition
19 of approval which would be the operating hours and to
20 comply with whatever code enforcement applies to a
21 deli.

22 MR. GABAY: Correct.

23 MR. EINGORN: So the Board should do a
24 discussion of the Positive and Negative Criteria for
25 the use and the bulk variances that are requested.

1 The interior floor plan required, I believe, that has
2 been satisfied by what has been provided tonight. So
3 a discussion and a motion.

4 MS. SPENCER: I motion to approve for
5 that use and bulk variances.

6 VICE-CHAIRMAN STILL: I agree that
7 emptiness brings about vagrancy. But I think the
8 biggest thing for me is ownership being more visible.
9 Right? So this being a central hub is a big deal but
10 I think in times past because I've known that store
11 to be open a lot, ownership, the lack of visibility
12 allows people to kind of do whatever they want.

13 And I think the testimony where ownership
14 is going to do a lot of the policing of the area,
15 makes it a big deal; makes it a very, very important
16 part of this testimony. So I think it's a great deal
17 to bring big business back, but also be personally
18 responsible for what's going on. So I motion to
19 pass.

20 MR. EINGORN: So we have a motion to pass
21 and that's with the conditions stated, correct?

22 VICE-CHAIRMAN STILL: Yes. Second to
23 pass with conditions.

24 MR. EINGORN: Second. Great. So now
25 we'll take a roll-call vote.

1 MR. EINGORN: Vice-Chairman Still.

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: Ms. Nunez.

4 MS. NUNEZ: Yes.

5 MR. EINGORN: Ms. Rivera.

6 MS. RIVERA: Yes.

7 MR. EINGORN: Ms. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: Ms. Spencer.

10 MS. SPENCER: Yes.

11 MR. EINGORN: And Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Six in favor and none
14 opposed, the motion passes. Thank you, Mr. Gabay.

15 MR. GABAY: Thank you.

16 MR. EINGORN: The next matter for the
17 agenda is Holtec Technology Center, LLC, 2500
18 Broadway AKA 1 Holtec Boulevard. Good evening,
19 Counsel.

20 MR. SHEEHAN: Good evening. My name is
21 Kevin Sheehan. I'm an attorney with Parker McCay.
22 We're the attorneys for the applicant, Holtec
23 Technology Center, LLC. This is Block 455, Lot 1 and
24 Block 457, Lot 16.

25 As I'm sure most of you know, Holtec is

1 located at the very south end of the City along the
2 Delaware River. It leases 46-plus acres of that land
3 from the South Jersey Port Corporation pursuant to a
4 100-year lease. It's already constructed. It's
5 national headquarters, manufacturing building and a
6 warehouse on this property. And an office on the
7 north side of Holtec Blvd. adjacent to Broadway.

8 This application by Holtec is to construct a
9 74,870 square foot expansion on the east side of the
10 existing warehouse building to create a lay-down area
11 behind the manufacturing building along the river to
12 add 32 parking spaces in that same area behind the
13 manufacturing building, and to widen the interior
14 driveway to provide for trailer parking.

15 We're before this Zoning Board tonight
16 because the height of the building addition is 90
17 feet 1 inch, where 75 feet is permitted. So it's
18 more than 10 feet or more than 10 percent. So we
19 require a (d)6 variance from the Zoning Board. And
20 since the Zoning Board has jurisdiction, we're asking
21 for preliminary and final site approval of the
22 application as well.

23 There's couple variances with that site
24 plan approval. One is, you're not allowed more than
25 one building on a property. There's three existing

1 buildings on the site now. We're not increasing the
2 number of buildings. We're just expanding one of
3 those buildings with the addition. To permit outdoor
4 storage, the lay-down area where it's otherwise not
5 permitted, the off-street parking has, when it was
6 previously approved, was less than what was required
7 under the ordinance. We're adding 32 spaces so I
8 think we're reducing that deficit. And then there's
9 an existing sign on the warehouse building. We're
10 going to put the addition on that side of the
11 warehouse building so we need permission to pick up
12 that sign and put it on the outside of the addition.

13 With me tonight are Joe Raday from
14 Pennoni, the civil engineer; Michael Bryson from
15 U.S.A. Architects, the architect; and Matt Wanamaker
16 also from Pennoni who is a professional planner who
17 will address the Positive and Negative Criteria for
18 you. So with that, I'd like to have them all sworn
19 in. We'll ask Mr. Raday to start after being sworn.

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

22 - - -

23 ROBERT HUNTER, P.E., P.P., C.M.E.; JOSEPH
24 RADAY, P.E., MICHAEL BRYSON, R.A.; MATTHEW WANAMAKER,
25 P.P; CHRISTOPHER BIEBERBACH, having first been duly

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

3 - - -

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

6 MR. RADAY: Joe Raday with Pennoni. I'm
7 the civil engineer for the project and I am a
8 licensed civil engineer in the State of New Jersey.
9 My address is 2 Aquarium Drive, Suite 320 in Camden,
10 New Jersey.

11 MR. WANAMAKER: Matthew Wanamaker.
12 I am a licensed planner in the State of New Jersey.
13 Address is 2 Aquarium Drive, Suite 320, Camden, New
14 Jersey.

15 MR. BIEBERBACH: Chris Bieberbach,
16 Holtec International, Holtec Blvd., Camden, New
17 Jersey, Director of Insurance and Real Estate.

18 MR. BRYSON: Michael Bryson, USA
19 Architects, architect of record. We're out of
20 Somerville, New Jersey.

21 MR. SHEEHAN: For the record, our Zoning
22 Board Engineer, Mr. Robert Hunter was also sworn as
23 part of the swearing-in and he will testify under
24 oath. We have your name and address.

25 MR. HUNTER: Thank you.

1 MR. SHEEHAN: So, Joe, you're the civil
2 engineer for this project, correct?

3 MR. RADAY: Yes.

4 MR. EINGORN: Mr. Raday was accepted last
5 month so it's a just a little plug here.

6 MR. SHEEHAN: Joe, professional
7 educational experience.

8 MR. RADAY: I'm a civil engineer,
9 professional engineer for 30 years. I attended
10 Drexel University and received my Bachelor Degree and
11 Master's Degree.

12 MR. SHEEHAN: And you're licensed in New
13 Jersey?

14 MR. RADAY: Yes.

15 MR. SHEEHAN: And your license is in good
16 standing?

17 MR. RADAY: Yes.

18 MR. SHEEHAN: I would submit him as an
19 expert in civil engineering.

20 MR. EINGORN: Yes, the Board will accept.

21 MR. SHEEHAN: Thank you. Joe, what is on
22 this site now is what?

23 MR. RADAY: It's the existing Holtec
24 Manufacturing business. It encompasses their main
25 office; their existing manufacturing plant; and an

1 existing warehouse along South Broadway.

2 MR. SHEEHAN: And that's an aerial map,
3 correct, for the record?

4 MR. SHEEHAN: We will mark that A-1.

5 (Whereupon Exhibit No. A-1, Aerial Map,
6 was marked for identification.)

7 MR. SHEEHAN: Can you tell the Board what
8 we're proposing tonight?

9 MR. RADAY: So we are proposing an
10 expansion of the existing warehouse building here.
11 It'll be a new manufacturing plant here
12 approximately 75,000 square feet. We're also
13 proposing to widen the private driveway in the middle
14 of the property to allow access for tractor trailers
15 to be parked. And we're also proposing a lay-down
16 area in the rear of the property.

17 MR. SHEEHAN: And adding 32 spaces,
18 parking spaces?

19 MR. RADAY: Yes. Thirty-two spaces in
20 the rear of the existing manufacturing plant.

21 MR. SHEEHAN: And you said that's a
22 private driveway. Can you tell the Board where the
23 public and private road stops at the gate?

24 MR. RADAY: Yes. The gate entrance to
25 Holtec Boulevard is approximately right in here. So

1 this is a county road and the property or the private
2 property ends in this area right in here; right at
3 the intersection.

4 MR. SHEEHAN: And the interior -- the
5 roadway is where the trucks are going et cetera are
6 interior roadways, driveways?

7 MR. RADAY: They're all private
8 driveways, yes.

9 MR. SHEEHAN: So with that, if we can go
10 to -- run through Mr. Hunter's letter and then we'll
11 have the architect go through the architectural plans
12 and address it.

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

15 CHAIRMAN HANCE: No.

16 MR. EINGORN: Then we'll go to the
17 letter.

18 MR. HUNTER: Our letter, and I apologize,
19 is June 9, 2026. We issued this first. The
20 application was for the Planning Board and we
21 determined that there was a height variance that
22 required them to come to the Zoning Board as
23 Mr. Sheehan has stated.

24 So Section 1 is General Information about
25 the applicant's project. Section 2, Zoning

1 Requirements, the use falls squarely with the
2 allowable PRI Zone. Area & Bulk Requirements, the
3 applicant stated they do require a variance for
4 maximum building height. Also the minimum front
5 yard, I believe, is 15.7 feet proposed where 25 feet
6 is required. We have asked for testimony on the side
7 yard, combined side yard. I'm sure they'll provide
8 that. And then, I believe, we'll get some additional
9 parking testimony related to the previous variance
10 they had received and what the new parking
11 calculations will be.

12 Section 3 are the Performance Standards.
13 As I just stated, we'll get to the testimony on
14 parking and loading. Do you want to hit that now?

15 MR. SHEEHAN: Yes. Just go back to the
16 front yard. Where are you calling out the front yard
17 setback line?

18 MR. HUNTER: I am not -- without the plan
19 right now --

20 MR. SHEEHAN: So the only change --

21 MR. RADAY: So we have 62 feet from the
22 property line to the building right in here. So I
23 don't know if we need a front yard setback.

24 MR. HUNTER: Sixty-two. I have 15.7
25 based on a review. I'm not entirely sure.

1 MR. RADAY: Maybe that's at the corner
2 right in here. All right.

3 MR. SHEEHAN: Oh, in that corner.

4 MR. HUNTER: If it's necess --

5 MR. SHEEHAN: That's fine. We just
6 weren't sure where it was. We'll ask for that
7 variance as well.

8 MR. HUNTER: All right.

9 MR. RADAY: That's right.

10 MR. EINGORN: So we're adding a bulk
11 variance for front yard setback?

12 MR. SHEEHAN: Yes.

13 MR. RADAY: Yes.

14 MR. EINGORN: At the corner of --

15 MR. RADAY: Holtec Boulevard and
16 Broadway.

17 MR. SHEEHAN: So, Joe, he had asked -- so
18 A-1 on page 3, he asked for information regarding the
19 number of parking spaces that exist and what?

20 MR. RADAY: Yes. In 2016 Holtec was
21 required to have 1,019 spaces. And they constructed
22 470 so there was a deficit of 549. In 2024, Holtec,
23 constructed an office building and main office
24 parking facility. We constructed 464 spots which
25 decreased the deficit to 85. In this submission, we

1 are proposing another 32 spaces which now gives us
2 just a deficit of 53 spots from the original.

3 MR. HUNTER: So the proposed development
4 is bringing you closer to conformance with --

5 MR. SHEEHAN: Yes.

6 MR. RADAY: Correct.

7 MR. HUNTER: Fair enough.

8 MR. SHEEHAN: Can you talk about where
9 the ADA spaces are located, Joe?

10 MR. RADAY: Yes. We have --

11 MR. SHEEHAN: Or how many we had given
12 the number of parking spaces?

13 MR. RADAY: Yes. There's 20 required and
14 we have 24 that are existing. So none are proposed.
15 in this submission.

16 MR. SHEEHAN: And then A. 5., are there
17 bike racks currently on the site?

18 MR. RADAY: Yes. We have -- there's bike
19 racks at the existing office that was built in 2016.
20 There's existing bike racks behind the existing
21 warehouse that was built in 2016. And a new office
22 that was constructed in 2024. We constructed
23 additional bike racks in that facility.

24 MR. RADAY: And we're not proposing any
25 new ones tonight.

1 MR. HUNTER: And I think you testified
2 they're adequate?

3 MR. SHEEHAN: Yes. A. 5., Bob, talks
4 about widening Morgan Street. Are you calling that
5 in the center because you weren't sure whether that
6 was private or?

7 MR. RADAY: That's the main driveway.

8 MR. HUNTER: A. 6.

9 MR. SHEEHAN: Yes, A. 6.

10 MR. HUNTER: Is that private?

11 MR. SHEEHAN: That's private from the
12 gate.

13 MR. RADAY: Yes.

14 MR. HUNTER: So we don't need that
15 waiver --

16 MR. RADAY: No.

17 MR. HUNTER: -- because it's private?

18 MR. SHEEHAN: Right.

19 MR. HUNTER: Okay. I believe the rest of
20 this is just clarification of the plan for
21 resubmission, if I'm not mistaken?

22 MR. SHEEHAN: Yes. I think we need
23 waivers for the length of the loading area and
24 loading in the side yard. The side yard wouldn't
25 apply because that's a private drive. And the side

1 yard for the site is --

2 MR. RADAY: It comes all the way over
3 here.

4 MR. SHEEHAN: But the loading is where,
5 Joe?

6 MR. RADAY: The loading area is right in
7 this area; that small area.

8 MR. SHEEHAN: So it would be the side
9 yard so we do need that.

10 MR. RADAY: I guess that goes back -- our
11 lease area goes all the way over to here. I mean, I
12 guess --

13 MR. EINGORN: Side yard, yes.

14 MR. SHEEHAN: That's a side yard.
15 I agree. I thought it was on the private driveway.
16 So we are asking for a waiver to permit loading in
17 that area.

18 MR. RADAY: Yes.

19 MR. SHEEHAN: And a waiver for the
20 dimensions of the loading area, right?

21 MR. RADAY: Right.

22 MR. SHEEHAN: We're at a 100?

23 MR. RADAY: Right.

24 MR. HUNTER: And you can testify that
25 operationally it's satisfactory?

1 MR. RADAY: Yes, operationally. I mean,
2 they've been in existing since 2016 and they operate
3 as designed.

4 MR. HUNTER: Understood.

5 MR. EINGORN: You said the loading
6 dimensions, is that the loading berth length?

7 MR. RADAY: The length, yes.

8 MR. HUNTER: So I believe that addresses
9 all items in Part A. Part B, Streets & Circulation,
10 the applicant has proposed a pedestrian crosswalk and
11 curb ramps near the railroad crossing where new
12 sidewalk is proposed. Testimony provided on the
13 number of vehicular traffic utilizing the entrance.

14 MR. RADAY: So during the peak hours, we
15 have approximately 27 vehicles coming in and 10
16 coming out. And we added that crosswalk because we
17 extended the sidewalk on the north side of the
18 property so people can cross. And we thought that
19 the railroad crossing, that would be an intersection
20 so we thought that was the best area for it.

21 MR. SHEEHAN: And that railroad is not
22 operating.

23 MR. HUNTER: Understood. So according to
24 your testimony, there should be no issue with
25 pedestrian safety here?

1 MR. RADAY: Correct.

2 MR. HUNTER: Very good.

3 Item C, this is one of the longer
4 portions of our review letter. The applicant has go
5 to the Department of Environmental Protection for
6 permitting. Ultimately, the DEP will determine which
7 stormwater rules that they need to follow. At this
8 time, after discussing with the applicant's engineer,
9 let's wait to see what the DEP comes back with
10 because there's a little bit of a timing issue what
11 stormwater management rules would require.

12 If the DEP comes back and requires the
13 new stormwater regulations to be followed, there's no
14 choice but for them to follow it. They will not
15 receive their DEP permits. So at this time, I defer
16 to the DEP as to what standards they need to follow.
17 They will ultimately dictate what the --

18 MR. RADAY: Just for the Board's info, we
19 did submit the DEP applications, the flood hazard,
20 and the Waterfront Development permits. And we've
21 been deemed they're administratively complete.

22 MR. SHEEHAN: Which should keep us under
23 the current stormwater requirements.

24 MR. HUNTER: Great.

25 MR. SHEEHAN: Grading, can you comply

1 with all the grading comments?

2 MR. RADAY: We'll comply with all the
3 grading.

4 MR. SHEEHAN: And utilities?

5 MR. RADAY: We'll comply with all the
6 utilities.

7 MR. SHEEHAN: Construction Details?

8 MR. RADAY: We'll comply with all the
9 construction details. And then planting Items 1
10 through 6, we're asking for waivers for them because
11 we're not proposing any buffering. I mean, the only
12 buffering that we are proposing is in the loading
13 area or the lay-down area on the south part of the
14 project. We have 20 trees that are proposed here.
15 So in this lay-down area, the people in the warehouse
16 and the people in the office will be buffered so they
17 don't see the sea boxes that will be layed in that
18 area.

19 MR. SHEEHAN: And then in front of the
20 warehouses there's a TransCo line that prevents you
21 from putting --

22 MR. RADAY: Yes. There's a TransCo line
23 and a PSE&G line and a stormwater line and a sewer
24 line in that area. So it prevents us from putting --

25 MR. SHEEHAN: Prevents landscaping in the

1 front there. I think street trees, that was one of
2 the comments and then buffering in the front and
3 foundation plantings.

4 MR. RADAY: Foundation plantings. And
5 we'll comply with Item 7 and 8.

6 MR. HUNTER: Okay. Perfect.

7 Section H, Lighting?

8 MR. RADAY: Lighting, we're not proposing
9 any proposed lighting for this project. All the
10 lighting is existing and they're working properly
11 now.

12 MR. HUNTER: Okay. And you can ensure or
13 demonstrate that the lighting is adequate based on
14 your new development?

15 MR. RADAY: Yes.

16 I mean, the only lighting that would be
17 posed, would be on the building facade and they'll be
18 shown on the architectural drawings for doors, for
19 door access.

20 MR. HUNTER: Item I, Traffic Report, I
21 believe we asked for testimony for Item 1.

22 MR. RADAY: Yes, it's a private road.

23 MR. HUNTER: Private road.

24 MR. RADAY: And I had provided testimony
25 about the peak-hour traffic. It's 27 and 10 out so

1 it's low impact.

2 MR. HUNTER: Item 2, trailers entering
3 the driveway will encroach into the opposing traffic
4 lanes?

5 MR. RADAY: I think we can revise the
6 plan to comply with that one comment.

7 MR. HUNTER: Very good.

8 MR. SHEEHAN: Item J, Environmental
9 Impacts.

10 MR. RADAY: We will comply.

11 MR. SHEEHAN: The first two were
12 submissions to DEP which we already noted. And
13 No. 6 is just Outside Agency --

14 MR. HUNTER: Approvals. Correct.

15 On to Item K, Signage where we have a
16 sign variance that's necessary.

17 MR. SHEEHAN: Yes, we have an existing
18 and Mike can talk about it. It's an existing sign
19 that's on the side of the one building. We want to
20 pick up and put it on the other side, on the side of
21 what is now the addition.

22 MR. HUNTER: Okay. So why don't we hold
23 that for any additional testimony. Block & Lot, do
24 you have any issues with Section L?

25 MR. SHEEHAN: Yes. We don't own the

1 property because South Jersey Port owns it so we
2 can't consolidate it. It's just two lots.

3 MR. HUNTER: Understood.

4 MR. EINGORN: Does the Board understand
5 what's being said? Because there was a question
6 about, I think, consolidation of the lots. The
7 applicant doesn't own the lots so and, therefore, it
8 can't consolidate them but they are two separate
9 lots, 455, Lot 1 and 457, Lot 16; is that correct?

10 MR. SHEEHAN: Yes. The lot line
11 generally goes -- this is Broadway here. So this is
12 Broadway here and it used to go straight across as
13 everybody knows. And it was circled down. So when
14 it went straight across, you had Broadway on the east
15 side. That's the one lot. And then everything on
16 the west side is the other lot. So it goes from --
17 that's Holtec here and it goes over to here.

18 MR. EINGORN: Does that answer your
19 question?

20 MS. MUHAMMAD: No. My question was, the
21 expansion, is it going to be on the same lot or is it
22 expanding on --

23 MR. SHEEHAN: Oh, no. It's on the same
24 lot. I think it's on 416. And the address, we got
25 approval for that. I'll send you a copy. We have

1 City approval for the 1 Holtec as the official
2 address on there. But I'll send you a copy.

3 MS. MUHAMMAD: All right.

4 MR. EINGORN: Great. Thank you.

5 MR. HUNTER: Section M, Building and Site
6 Design.

7 MR. RADAY: The screening of the loading
8 areas, our testimony is, it's preexisting. We're not
9 changing anything. And then trash location, right
10 now how it's being operated now, is located in this
11 area in here. We're not proposing to change that.
12 And outside storage, types of materials, will be
13 stored. As I provided before, there's going to be
14 some sea boxes in this location and then some --
15 Chris, what do you call them, steel?

16 MR. BIEBERBACH: Rounds. There's two
17 pieces that hold the cannisters together. It's two
18 full rounds of steel.

19 MR. SHEEHAN: So we're asking for a
20 waiver, Joe -- we're asking for one but the architect
21 will testify to that. Number 2 is the height
22 variance?

23 MR. RADAY: Yes.

24 MR. SHEEHAN: Number 3 and 4 we need
25 waivers for?

1 MR. RADAY: Yes.

2 MR. SHEEHAN: Number 7 & 9?

3 MR. RADAY: Yes, we need a waiver for
4 that also.

5 MR. SHEEHAN: That's the outside storage.

6 MR. RADAY: Yes.

7 MR. HUNTER: We'll get height testimony?

8 MR. SHEEHAN: We'll finish Joe and then
9 we'll go to the architect.

10 MR. HUNTER: And then Section N,
11 Miscellaneous. You talked about one, two.

12 MR. SHEEHAN: So one is -- N. 1. is more
13 than one principal building on the site. There's
14 three existing and there will still be three existing
15 but just one of them will be larger. So I don't
16 think that's needed.

17 MR. EINGORN: I think you already you got
18 it, right? It's the same. It's not changing --

19 MR. SHEEHAN: Yes. We don't need a new
20 one.

21 Testimony regarding the lay-down area Joe
22 talked about and compliance with the conformance
23 standards of 870-222.

24 MR. RADAY: The Environmental Impact
25 Statement?

1 MR. SHEEHAN: Yes.

2 MR. RADAY: We submitted an Environmental
3 Impact Statement and we're complying with all the
4 state regs.

5 MR. SHEEHAN: And then 5, Outdoor
6 Facilities. Again, that's outdoor storage. We're
7 asking for a waiver for that.

8 MR. RADAY: Yes.

9 MR. HUNTER: Number 6 is a development
10 fee. Number 7?

11 MR. RADAY: Number 7, I wasn't too sure
12 about.

13 MR. HUNTER: Technically, I think, are we
14 suppose to modify the General Development Plan? I'm
15 not sure.

16 MR. SHEEHAN: I don't think we have a
17 General Development Plan. Do we?

18 MR. RADAY: No.

19 MR. HUNTER: Okay. Maybe it's not an
20 official approval. I think we're going back to --
21 okay. So I think that's fine.

22 MR. RADAY: And No. 8, we were never to
23 proposing --

24 MR. HUNTER: Was the consolidation that
25 we just heard testimony on.

1 MR. RADAY: -- to consolidate.

2 MR. HUNTER: So Summary of Variances and
3 Waivers, and we'll get additional testimony on some
4 these variances. We had more than one principal
5 building which was addressed, outdoor storage was
6 addressed. We're here on building height.
7 Off-street parking was addressed. We'll get some
8 testimony on the wall sign area. Waivers --

9 MR. EINGORN: Wait, wait. We also had
10 front yard setback at the corner of Holtec and
11 Broadway.

12 MR. SHEEHAN: Yes.

13 MR. RADAY: Correct.

14 MR. HUNTER: That's right.

15 MR. SHEEHAN: Thanks, Kyle.

16 MR. EINGORN: And I think we eliminated
17 more than one principal building, right? They
18 already have that --

19 MR. SHEEHAN: Right.

20 MR. EINGORN: -- from the prior
21 application so we can cross that off.

22 MR. HUNTER: So that's gone. Okay.

23 Waivers, we have that outdoor storage for
24 building material.

25 MR. EINGORN: I don't think we discussed

1 building material.

2 MR. SHEEHAN: Building material would be
3 the architect. That's the -- he'll do it. I think
4 the building material is the butler --

5 MR. HUNTER: That, yes. Okay. I'm
6 sorry. I was thinking of the material --

7 MR. SHEEHAN: Me too.

8 MR. HUNTER: Screening of loading areas.
9 We've heard testimony on. Lack of window treatment
10 and that'll come from the architect. Parking,
11 backing into driveway or street, we've heard
12 testimony on. Loading berth length. Loading area
13 and side yard we've heard. Landscaped area, I
14 believe, we've heard on that. And curbed landscaped
15 island at the end of a parking row, is that the same
16 testimony?

17 MR. RADAY: Yes. We're asking for a
18 waiver.

19 MR. EINGORN: I think we also had street
20 trees.

21 MR. RADAY: That was in the planting,
22 yeah, all the plantings, Items 1 through 6 for
23 planting.

24 MR. EINGORN: Right. Okay.

25 MR. HUNTER: Street trees.

1 MR. EINGORN: I think that's 244.D

2 MR. HUNTER: I think that covers the
3 engineering testimony?

4 MR. RADAY: Yes.

5 MR. SHEEHAN: Any questions of Mr. Raday
6 before we go to the architect?

7 UNIDENTIFIED SPEAKER: Well --

8 MR. EINGORN: Ma'am, when we open to the
9 public, you can have all your questions. We're not
10 there yet.

11 UNIDENTIFIED SPEAKER: Thank you.

12 MR. EINGORN: No worries. We'll get to
13 you.

14 CHAIRMAN HANCE: I got one question.

15 MR. SHEEHAN: Yes, sir.

16 CHAIRMAN HANCE: I have one question.
17 When you're saying outside storage, what are you
18 storing there?

19 MR. SHEEHAN: Chris, what are you
20 storing? They're sea boxes?

21 MR. BIEBERBACH: Like shipping containers
22 for our site services grouping. So they're shipping
23 containers that hold up for our site services group
24 that go out in each one of these campaigns. And
25 that's why we're trying to do the reworking of the

1 parking as well because we put everything on the long
2 tractor trailers.

3 CHAIRMAN HANCE: Right.

4 MR. BIEBERBACH: That's really what they
5 are. On one of the aerials, you actually see them.
6 They're between 20 and 50 sea boxes.

7 MR. SHEEHAN: For the record, that was
8 Chris Bieberbach.

9 MR. EINGORN: Thank you.

10 MR. SHEEHAN: You're welcome. He was
11 sworn in.

12 MR. EINGORN: Yes.

13 MR. BIEBERBACH: And then the rounds are
14 just the pieces of our material before they go back
15 into production in Bay 5.

16 CHAIRMAN HANCE: Thank you.

17 MR. BIEBERBACH: Sure.

18 MR. SHEEHAN: For the record, Michael
19 Bryson.

20 MR. BRYSON: Yes.

21 MR. SHEEHAN: Just a short summary of
22 your education and professional experience to qualify
23 you as an expert in architecture.

24 MR. BRYSON: Educated at NJT with
25 Bachelor of Architecture; owner and principal of

1 USA Architects and have been practicing with them for
2 just over 23 years.

3 MR. SHEEHAN: You're a licensed
4 architect?

5 MR. BRYSON: Fully licensed in New Jersey
6 and Pennsylvania and other states.

7 CHAIRMAN HANCE: He's accepted.

8 MR. EINGORN: The Chairman has accepted.

9 MR. SHEEHAN: Thank you. Mike, you've
10 done the design for this building, correct?

11 MR. BRYSON: Yes.

12 MR. SHEEHAN: Can you just summarize for
13 the Board what's going to be inside the building and
14 then the materials on the outside and the height
15 issues?

16 MR. BRYSON: Yes. So the design is
17 proposing an approximately 74,000 square foot,
18 one-story L-shaped addition that is approximately 90
19 feet in height. Inside it will house storage
20 materials and manufacturing equipment as part of
21 Holtec's continuing and ongoing operations that are
22 happening inside the existing warehouse that we're
23 adding on to.

24 MR. SHEEHAN: We'll refer to what you
25 just put up as A-2 which is the floor plan?

1 MR. BRYSON: Yes.

2 (Whereupon Exhibit No. A-2, Floor Plan,
3 was marked for identification.)

4 MR. SHEEHAN: Can you tell the Board why
5 that floor plan requires the height to be 90 feet?

6 MR. BRYSON: Yes. So the proposed height
7 of 90 feet 1 inches is designed to match the highest
8 bay of the existing -- this northern-most portion of
9 the existing manufacturing building. And that is so
10 that it can further accommodate Holtec's
11 manufacturing operations and the handling of their
12 materials within the building, as well as the height
13 of the overhead traveling cranes that pick up those
14 materials. So we're matching the height of the
15 adjacent building so that the operations are the same
16 in both the existing and adjacent.

17 MR. SHEEHAN: So essentially, the product
18 that is being manufactured requires something to be
19 of that height?

20 MR. BRYSON: Correct.

21 MR. SHEEHAN: Go ahead, Mike, you can
22 talk about that.

23 MR. BRYSON: Yeah. The addition will be
24 designed as a traditionally-built structure with cast
25 in place, concrete spread footings for the

1 foundations, slab on grade. It will have a
2 structural steel super structure. And it will be
3 clad with prefinished insulated metal panel of grey
4 colors to match the existing buildings on campus with
5 a low-slope white membrane roof. This will not
6 be a pre-engineering metal building.

7 MR. SHEEHAN: Do you have what the
8 building will look like?

9 MR. BRYSON: Yes. These are partial
10 elevations on this exhibit.

11 MR. SHEEHAN: It will be A-3?

12 MR. BRYSON: Yes.

13 (Whereupon Exhibit No. A-3, Partial
14 Elevations, was marked for identification.)

15 MR. BRYSON: Again, these elevations will
16 depict the height of the proposed materials, gray
17 colors of the insulated metal panels to match the
18 other buildings on the property that will have some
19 exterior manddoors, as well as overhead doors to allow
20 materials to come and out and delivery trucks to come
21 in and out.

22 MR. SHEEHAN: And what is the area of the
23 sign, the dimensions?

24 MR. BRYSON: The area of the sign, the
25 dimensions are existing, 88 feet wide by about 41

1 feet tall. And it comprises metal dimensional
2 letters with five large red squares that make up
3 Holtec's logo.

4 MR. SHEEHAN: The proposal is to lift
5 that sign off the existing building and putting it on
6 the outside of the addition?

7 MR. BRYSON: Yes. And in achieving that,
8 the signage right now on the existing facade, is on a
9 smaller facade. The addition will be larger so the
10 sign will actually be perceived as a smaller on the
11 larger facade.

12 MR. SHEEHAN: Any questions of
13 Mr. Bryson?

14 CHAIRMAN HANCE: Is the sign going to be
15 on the front of that new building, on the side of it,
16 where is it going to be?

17 MR. SHEEHAN: It will be on the 676 side
18 of the building.

19 CHAIRMAN HANCE: Okay. So facing 676?

20 MR. SHEEHAN: Yes. And that's the same
21 side that it's located now on the existing building?

22 MS. MOSS: And you're removing the old
23 sign?

24 MR. SHEEHAN: Yes. That's the same sign.
25 It's just getting picked up and moved. Any other

1 questions? Did we hit everything, Bob?

2 MR. HUNTER: I think so. The building
3 material.

4 MR. SHEEHAN: Oh, lack of window
5 treatments.

6 MR. HUNTER: Yes, lack of window
7 treatments.

8 MR. SHEEHAN: Explain why windows aren't
9 appropriate on the building.

10 MR. RADAY: So we are requesting a waiver
11 of the application for the window treatments what is
12 considered the front and the side facades. The
13 arrangement of Holtec's interior equipment,
14 materials and the overhead cranes that are traveling,
15 they make the window treatments impractical.

16 MR. SHEEHAN: Any other questions for
17 Mr. Bryson?

18 CHAIRMAN HANCE: No.

19 MR. SHEEHAN: So I'll just have
20 Mr. Wanamaker talk quickly about the Positive and
21 Negative Criteria.

22 Matt, can you summarize your professional
23 and educational experience to be qualified as an
24 expert in professional planning?

25 MR. WANAMAKER: Yes. Degrees in

1 architecture from the Catholic University of America;
2 licensed professional planner in the State of
3 Jersey in good standing. Pennoni's director of
4 planning and urban design for the past six years.
5 Been practicing planning for 23 of the last 25 years.

6 MR. SHEEHAN: And your license is in good
7 standing you said?

8 MR. WANAMAKER: Correct.

9 CHAIRMAN HANCE: He's all set.

10 MR. EINGORN: The Board will accept.

11 MR. SHEEHAN: Thank you. You evaluated
12 the application to determine whether or not we can
13 meet the Positive and Negative Criteria to grant the
14 d(6) variances and the bulk variances?

15 MR. WANAMAKER: Yes, I did.

16 MR. SHEEHAN: Can you summarize your
17 analysis report?

18 MR. WANAMAKER: In summary most
19 importantly, the state has 'C' and 'D' variances, C
20 for Charlie for bulk and D Delta, for use. The
21 increase in height by 10 feet or 10 percent is going
22 through the 'D' variance in which case we had to look
23 at the decision-process for Special Reasons, Positive
24 and Negative Criteria.

25 For Positive, just to show that it's

1 particularly suited, we found purposes from the MLUL
2 A, G and I. And to summarize quickly, Purpose A,
3 is that it will encourage to guide the appropriate
4 use of development and plans of state which this will
5 do by allowing manufacturing to continue on the
6 Camden Waterfront.

7 Purpose G will provide sufficient space
8 to meet the needs of the New Jersey citizens for
9 commercial and industrial use which this will do by
10 placing it on the industrial waterfront where it can
11 most accommodated and scaled.

12 And Purpose I, to promote a desirable
13 visual environment and create development techniques
14 which this will do by largely mimicking what's
15 already there and being appropriately located in this
16 particularly-suited site for this because it is
17 historically industrial; one of the few large
18 industrial spots in South Jersey where something like
19 this could go.

20 The Negative Criteria quickly just
21 proving that this shall not cause substantial
22 detriment to the public good which it will not
23 because there's no residential uses nearby. So the
24 industrial uses are largely blocked for residential
25 neighborhoods by 676. It does not substantially

1 impair the Zone Plan by containing uses that the
2 waterfront access as defined in the Zone Plan. The
3 waterfront access industrial space is in proximity to
4 transportation corridors which all of this does so
5 the purpose will not be impaired.

6 MR. SHEEHAN: And the site can
7 accommodate the height notwithstanding the fact that
8 it doesn't comply with the ordinance because of
9 other tall structures in the building including the
10 warehouse building?

11 MR. WANAMAKER: Other tall structures of
12 the building, the complex and the general area of the
13 neighborhood.

14 MR. SHEEHAN: Okay. Any questions of
15 Mr. Wanamaker?

16 CHAIRMAN HANCE: No.

17 MR. EINGORN: None.

18 MR. SHEEHAN: Open to the public?

19 MR. EINGORN: Does the Board have any
20 questions at all for the applicant before we open to
21 the public?

22 CHAIRMAN HANCE: One question. So most
23 of the deliveries are coming off of 676 into the --

24 MR. SHEEHAN: Yes.

25 CHAIRMAN HANCE: How about coming down

1 Broadway?

2 MR. SHEEHAN: Not for the most part
3 because you would have to be coming from some other
4 place within the port and it really doesn't --

5 CHAIRMAN HANCE: Okay. Thank you.

6 MR. EINGORN: With that last question
7 being asking, is anybody here tonight in the public
8 that would like to be heard on the application of
9 Holtec Technology Center for 2500 Broadway AKA 1
10 Holtec Boulevard? Come on up.

11 MS. COSCARELLO: Forgive me if I'm
12 repeating any questions. It's just hard to hear
13 without a microphone. Do I understand that the
14 expansion is 75,000 square feet?

15 MR. EINGORN: I think it was 74,000
16 square feet.

17 MS. COSCARELLO: 74,000 square feet. And
18 is that expansion going to be as you're entering
19 Holtec from Broadway; is that on the right side or is
20 it where the building is on the left side?

21 MR. SHEEHAN: The building is on the left
22 side. From entering from Broadway, yes, it is.

23 MS. COSCARELLO: So right. Then you're
24 going in front of the existing building?

25 MR. SHEEHAN: That's correct.

1 MS. COSCARELLO: Okay. And are you going
2 at all be covering the lot across the street from you
3 where a lot of trucks park?

4 MR. SHEEHAN: No.

5 MS. COSCARELLO: Do you own that lot?

6 MR. SHEEHAN: No.

7 MS. COSCARELLO: What about the views
8 when you increase the height of the building?

9 MR. EINGORN: Ma'am, you're suppose to
10 address -- I know that they're answering the
11 questions but you're suppose to address us partly
12 because the court reporter has to hear everything and
13 it's hard to hear when you speak that way.

14 MS. COSCARELLO: Yes.

15 MR. EINGORN: Sorry about that. As you
16 know, we don't have a microphone so it's even harder.

17 MS. COSCARELLO: It would be nice if you
18 did.

19 MR. EINGORN: Every time we have it, it
20 doesn't work anyway.

21 MS. COSCARELLO: Well, there are
22 microphones that do work.

23 MR. EINGORN: We haven't found one yet.

24 MS. COSCARELLO: Oh, come on.

25 MR. EINGORN: You're looking at the wrong

1 guy. I'm not the tech guy; I'm the lawyer guy.

2 MS. COSCARELLO: So the height, is that
3 going to block any view like of the water or the
4 bridge?

5 MR. SHEEHAN: No, because it's already --
6 the building behind it is already that height.

7 MS. COSCARELLO: Oh, okay. And what
8 would be the affects during construction? Do you
9 expect any traffic to be detoured around Broadway
10 during that time?

11 MR. SHEEHAN: No.

12 MS. COSCARELLO: No. Okay. And you
13 mentioned --

14 MR. EINGORN: Maybe it would be helpful
15 if we had the map up.

16 MS. COSCARELLO: That would be
17 helpful.

18 MR. EINGORN: Can you grab the map of the
19 site?

20 MR. SHEEHAN: Joe, can you just show her
21 where the proposed construction is?

22 MR. RADAY: So the proposed -- so here's
23 the Broadway. This is Holtec Boulevard and this is
24 the proposed expansion here.

25 MS. COSCARELLO: And this is your

1 existing lot?

2 MR. RADAY: Correct.

3 MS. COSCARELLO: What's back here?

4 MR. RADAY: This is the existing
5 warehouse. Then the parking is back in here.

6 MS. COSCARELLO: So is this parking also?

7 MR. RADAY: Yes.

8 MS. COSCARELLO: The other question I had
9 was, the new building is going to house storage
10 material?

11 MR. RADAY: No. It's a manufacturing
12 plant. They're going to be making the product in
13 that area.

14 MS. COSCARELLO: And your product is
15 containers?

16 MR. RADAY: I would have to defer.

17 MR. SHEEHAN: No. The containers are
18 going to go in the back of the warehouse. Joe, the
19 lay-down area.

20 MR. RADAY: Oh, back here.

21 MR. SHEEHAN: They're the sea boxes like
22 the shipping containers.

23 MS. COSCARELLO: What are you
24 manufacturing in here?

25 MR. EINGORN: Good question.

1 MR. BIEBERBACH: Nuclear cannisters for
2 spent fuel.

3 MS. COSCARELLO: You clear cannisters?

4 MR. BIEBERBACH: Correct. Basically
5 giant trash cans that hold spent fuel at a nuclear
6 power plant sites. So everytime a nuclear power
7 plant regenerates itself every 18 months, all of that
8 fuel goes into a cannister and we make the cannisters
9 that are out at power plant sites for that. They are
10 12 feet in diameter, 18 feet tall is actually what
11 would be manufactured out of that new bay because
12 it's already Bay 5 that we'd be making a new bay
13 or expanding.

14 MS. COSCARELLO: And then they go from
15 there to here to be loaded?

16 MR. RADAY: She's wondering, so when you
17 make them here, where do they go after you make --

18 MS. COSCARELLO: Where do they go after
19 that?

20 MR. BIEBERBACH: This is actually going
21 to be a loading area right in here for the tractor
22 trailers. That's why we're having three cranes come
23 across and be loading in this area here. So if you
24 saw the dimensions plans on that one, we're actually
25 loading them inside here the truck loading and also

1 loading on here for the other material we make in
2 that building.

3 MS. COSCARELLO: And then where do they
4 go once they're loaded out? On Broadway?

5 MR. BIEBERBACH: Yeah, either that way or
6 we come up this way. It depends on how long the
7 truck is because its got to be able to make the turn.

8 MS. COSCARELLO: And the trucks, the
9 large trucks that park here --

10 MR. RADAY: That's not us.

11 MS. COSCARELLO: Those are not trucks
12 that come to you?

13 MR. BIEBERBACH: No. We have all of our
14 tractor trailers -- actually, it's a company out of
15 Pittsburgh. They leave it all inside here.

16 MS. COSCARELLO: You don't even see them?

17 MR. BIEBERBACH: No, you don't even see
18 our trucks. It's Reinsfelder. They contract with
19 us.

20 MS. COSCARELLO: Thank you very much. I
21 appreciate that.

22 MR. EINGORN: Anybody else in the public
23 tonight that like to be heard on the application?

24 UNIDENTIFIED SPEAKER: Yes.

25 MR. EINGORN: Good evening. Would you

1 raise your right hand, please.

2 - - -

3 LINDA DELENGOWSKI, having first been duly
4 sworn/affirmed, was examined and testified as
5 follows:

6 - - -

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

9 MS. DELENGOWSKI: Linda Delengowski,
10 D-E-L-E-N-G-O-W-S-K-I. I live at 1718 Ferry Avenue.
11 That would be Broadway and Ferry Avenue by the Sacred
12 Heart Church. In 2016 when this Holtec operation
13 began, I was teaching over at Camden High School.
14 When it had its grand opening, our wonderful high
15 school came and played beautiful music. And I've
16 been suspicious the entire time over these years.
17 The Pandemic came. And our chief of police was then
18 hired eventually by Holtec for the national kind of
19 policing of whatever Holtec does.

20 And because it's Camden and because I
21 have the influence of the late Monsignor Michael
22 Doyle, he would often say over the years in City
23 Council chambers and elsewhere, to Camden, to Camden,
24 to Camden goes that which no one else wants. So I am
25 suspicious that the containers and now making more

1 containers and, yes, and what do you do with the
2 nuclear waste? But we're so close to a big river, a
3 very deep river so my suspicion is, is it not going
4 to be like containers dropped into our river quietly;
5 a little splash?

6 I get concerned about that and the health
7 of our people. I have lived in Camden all my life.
8 And there are parts of Camden that I truly love. I
9 was an art teacher. I'm still an artist. But
10 sometimes that big warehouse there for Holtec, you're
11 curious like -- like I suppose we're tainted by the
12 present -- well, President Trump and the immigration
13 and finding places to take the immigrants to and I
14 worry that, do we see that as somehow making a
15 connection? So I'm throwing that out there but for
16 the record, is it pure; is it pure?

17 Will this be more jobs for people? I
18 didn't hear that and maybe this isn't the place to
19 find it out. But the benefit of racks for bicycles
20 and 20-some more parking spaces doesn't like, yeah,
21 like but... We have to wait often for the traffic
22 that's going into Holtec if you're on Holtec
23 Boulevard, which you used to be our Broadway or
24 Morgan Boulevard, so there's always that activity
25 too.

1 And I'm just saying it's a lot to think
2 about and I'm not the one to do a vote, but would DEP
3 making sure, not cutting corners or making agreements
4 That really don't look into the future for our own
5 children and our children's children and our own
6 people still living in Gloucester City, Camden City
7 and beyond. So I just want everyone to use a good
8 conscience to do the right thing and that's whether
9 the designers are making, oh, that they're going to
10 be all gray, they'll match. But is what you're doing
11 the best thing that you could be doing with your one
12 great gift of life.

13 MR. EINGORN: I think I'm hearing a
14 couple of questions. Maybe we should address them.

15 MS. DELENGOWSKI: Good.

16 MR. EINGORN: So I think what you're
17 asking is, one, is there any nuclear waste of any
18 kind on-site?

19 MR. BIEBERBACH: No.

20 MR. SHEEHAN: There is not.

21 MR. EINGORN: The answer is, no nuclear
22 waste on-site. So you're just making the containers?

23 MR. BIEBERBACH: Correct.

24 MR. EINGORN: And when you take the
25 containers, they go off-site, correct?

1 MR. BIEBERBACH: Yes.

2 MR. EINGORN: But they don't come back,
3 correct?

4 MR. BIEBERBACH: No.

5 MR. EINGORN: And no people are being
6 stored in any of these buildings. You haven't been
7 contracted by the Department of Defense or anything
8 to hold people in any way?

9 MR. BIEBERBACH: No. Everyone is an
10 employee. We actually call them associates.

11 MR. EINGORN: And with your expansion, do
12 you anticipate any additional jobs?

13 MR. BIEBERBACH: Yes.

14 MR. EINGORN: How many additional jobs?

15 MR. BIEBERBACH: I think our early count
16 right now is 180, but it depends on all levels
17 because of the expansion of our nuclear technology
18 and the expansion that we're looking at for the
19 74,000.

20 MR. EINGORN: And there was another
21 question. Give me a second. I think I heard you ask
22 about, there was the jobs. It was the people. There
23 was one more question I think I heard you bring about
24 and I was trying to remember what it was.

25 MS. COSCARELLO: The traffic.

1 MR. EINGORN: The traffic, thank you.
2 Can you must just address the traffic
3 briefly?

4 MR. SHEEHAN: I think Joe did. There's
5 going to be 27 additional in the morning and 10
6 additional in the evening peak hours.

7 MR. RADAY: Yes.

8 MR. EINGORN: Does that answer the
9 question about the traffic?

10 MS. DELENGOWSKI: Yes.

11 MR. EINGORN: Did I address all of your
12 concerns?

13 MS. DELENGOWSKI: Well, yes. I can't ask
14 for more than that. But to give consideration to my
15 heart. That's all.

16 MR. EINGORN: The other thing was, there
17 was a question about DEP. I think the testimony was
18 that the applicant was going to comply with the DEP
19 regulations. Whatever is in affect?

20 MR. SHEEHAN: Yes. We have to apply to
21 DEP for stormwater and we have filed those
22 applications and we have to comply with whatever they
23 require.

24 MR. EINGORN: I hope I got everything
25 that you were asking for.

1 MS. DELENGOWSKI: Thank you.

2 MR. EINGORN: Thank you.

3 Anybody else tonight that like to be
4 heard on the application from the public? I don't
5 see any more people so we'll close the public
6 portion. Counsel, do you have any closing?

7 MR. SHEEHAN: No.

8 MR. EINGORN: So the applicant is here
9 tonight -- Bob, do you have anything to add?
10 I didn't want to cut you off.

11 MR. HUNTER: I don't. I think they have
12 addressed my letter and the waivers and variances
13 that we've identified.

14 MR. EINGORN: So the applicant is here
15 tonight requesting height variance for d(6), bulk
16 variances for outdoor storage, off-street parking,
17 moving the wall sign. Then that front yard setback
18 that was at the corner. Plus waivers for outdoor
19 storage, building materials, screening of loading
20 area, lack of window treatments, parking, backing
21 into the driveway street, loading berth length,
22 loading area and side yard, landscaped area. And
23 that would also be street trees and then curb
24 landscaped island at the end of the parking row.
25 So it's use variance, site plan preliminary and

1 final, I believe it was?

2 MR. SHEEHAN: Yes.

3 MR. EINGORN: With the variances and
4 waivers that I just listed.

5 The Board needs to do a discussion of the
6 Positive and Negative Criteria and make a motion that
7 would include the condition that the applicant comply
8 with the letter that our engineer has comprised as
9 discussed on the record. That was a lot. Those are
10 questions for me. So a discussion and a motion with
11 the condition. Got it? Or if you're not granting
12 the motion, then there is no condition. But if you
13 do, then there is the condition. Got it? Yeah?
14 All right. I'll leave it to you then.

15 MS. MASON: I'll start. I don't know if
16 you guys have been and seen that area and that campus
17 and what that area is. And some of the public
18 testimony questioned about, I guess, overall what's
19 the benefits of Holtec? That area has been
20 historically a high-transition area, transient-area
21 of drug activity, prostitution, just all types of
22 things that blight that community. It's not really
23 residential but it is a pathway from, as someone
24 mentioned, Gloucester City and from Camden and
25 Holtec.

1 And the other thing too, is that we
2 talked about the employees as mentioned in the public
3 testimony, the chief of police who is also a Camden
4 resident, was hired there. So that's an indication
5 that they are looking at skilled residents, community
6 to be able to a part of the Holtec Company. And I
7 know other folks also that are part of employees of
8 Holtec as well. I think it also with having the
9 employees, I think they mentioned 180 or so
10 employees. Again, that is a commercial area so it
11 does benefit our small businesses as well in that
12 area. I think that's something to take into
13 consideration.

14 I mean, the application is about the
15 expansion. But, again, in addressing the public
16 testimony, of what the benefits are of Holtec. I
17 wanted to be able to share that as well. But I think
18 as far as the expansion, the building is already
19 there. It's a beautiful campus. And, again, it's
20 collective of the community. And I think the
21 expansion, according to the testimony that we heard
22 today, should be taken into consideration as
23 approval.

24 VICE-CHAIRMAN STILL: I think that goes
25 for every organization and corporation when quality

1 work is being done, expansion and growth is expected.
2 I am in favor increased jobs for City residents. I
3 am for expansion to take away what we've identified
4 as a blight-ridden area. So the area just continues
5 to get better. So I think that it being that
6 positive -- having that positive outcome and impact,
7 I'm hoping with conditions, we can approve the
8 application.

9 CHAIRMAN HANCE: Okay. I also live a
10 quarter mile from Holtec. I live on Broadway. I've
11 been keeping an eye on Holtec. That's my
12 neighborhood. I'm the block captain and other
13 things. They have been keeping it clean. I've been
14 looking for the 18-wheelers. None.

15 MR. SHEEHAN: Good.

16 CHAIRMAN HANCE: I'm impressed. I'm for
17 the expansion especially for the jobs in our City.
18 Way past due. As long as they keep the area clean.
19 I haven't smelled anything. They're very quiet.
20 I think it's a great idea. And we need more.

21 VICE-CHAIRMAN STILL: Motion to pass with
22 conditions.

23 CHAIRMAN HANCE: Second.

24 MR. EINGORN: The condition is to comply
25 with the Remington & Vernick letter dated June 9,

1 2026 as discussed on the record. We have a motion
2 and a second. We'll take a roll-call vote. Chairman
3 Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Ms. Spencer.

14 MS. SPENCER: Yes.

15 MR. EINGORN: And Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Seven in favor and none
18 opposed, the motion passes.

19 MR. SHEEHAN: Thank you.

20 MR. EINGORN: The Board will take a
21 five-minute break.

22 - - -

23 (The proceedings are off the record at
24 7:08 p.m.)

25 (The proceedings are back on the record

1 at 7:13 p.m.)

2 - - -

3 MR. EINGORN: We're back on the record.
4 Next matter, Long Bay, III, LLC. Good evening,
5 Counsel.

6 MS. JAMES: Good evening Mr. Chairman and
7 members of the Board. Sonia James from JP Law
8 appearing on behalf of the applicant, Long Bay, III,
9 LLC, 1334 Princess Avenue, Block 1293, Lot 84. This
10 is a straightforward application. Long Bay, III, LLC
11 acquired the property that had been vacant
12 approximately six to seven years. Rather than allow
13 another abandoned home to continue deteriorating, the
14 applicant has already invested approximately \$75,000
15 with a proposed total budget of \$225,000 to
16 rehabilitate the property.

17 The proposed duplex is a permitted
18 residential use. The only relief before the Board is
19 a (c)1 bulk variance related to lot coverage.
20 Evidence will show there's no expansion of the
21 building; no increase in the footprint; no additions
22 and no increase in lot coverage. The work is
23 essentially a complete interior rehabilitation with
24 replacement windows and doors. Added to the site
25 will be four parking spaces. We have testimony today

1 from Mr. Ron Wilson who is the project manager for
2 Long Bay, III.

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

5 - - -

6 RONALD WILSON, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. EINGORN: Please state your name and
11 address for the record. You can use your business
12 address.

13 MR. WILSON: Ron Wilson, 2141 Route 38,
14 Cherry Hill, New Jersey.

15 MS. JAMES: Mr. Wilson, can you please
16 let the Board know how you are involved with the
17 project at 1334 Princess Avenue?

18 MR. WILSON: Well, basically, I did all
19 the renovations in the property. I gutted everything
20 out; put the framing in and did a lot of prep.

21 MS. JAMES: You're familiar with the
22 property because you have been doing work and
23 overseeing the redevelopment of the property?

24 MR. WILSON: Yes.

25 MS. JAMES: And how long have you been in

1 this position?

2 MR. WILSON: About a year.

3 MS. JAMES: Can you describe the
4 condition of the property when the project began?

5 MR. WILSON: The condition of the
6 property was dilapidated. It wasn't in good
7 condition.

8 MS. JAMES: Was the property vacant?

9 MR. WILSON: Yes. The property was
10 vacant.

11 MS. JAMES: And approximately how long
12 are you aware that the property has been vacant?

13 MR. WILSON: About four years.

14 MS. JAMES: Four years. And this is a
15 corner lot?

16 MR. WILSON: Yes.

17 MS. JAMES: And why did Long Bay, III
18 undertake this project?

19 MR. WILSON: He'd seen it as a nice
20 property to make the neighborhood nice and give
21 affordable housing to people.

22 MS. JAMES: Can you describe the scope of
23 the renovation? If you want to start on the
24 interior.

25 MR. WILSON: Okay. The interior is going

1 to be three bedrooms on the first floor. Three
2 bedrooms on the second floor. Designated laundry
3 room to each apartment.

4 MS. JAMES: So understanding, your
5 testimony is that there's going to be two apartments
6 in this building?

7 MR. WILSON: Yes.

8 MS. JAMES: And there's one on the first
9 floor and one on the second floor?

10 MR. WILSON: Right.

11 MS. JAMES: Can you please describe the
12 first-floor apartment where the entrance is?

13 MR. WILSON: So the first-floor
14 apartment, you're going to enter on Bradley Avenue on
15 the side. When you first walk in, there's going to
16 be a mud room, laundry room in the back. When you
17 first come in the kitchen, hallway, bedroom, one to
18 the left, bedroom two to the left and then the
19 bathroom and then bedroom three.

20 MS. JAMES: What about Apartment 2?

21 MR. WILSON: Apartment 2, the entrance is
22 going to be on Princess Avenue. You walk up the
23 stairs. When you first come, there's going to be the
24 bedroom to the right; kitchen to the right; bedroom
25 all the way to the back and a bedroom in the front.

1 So three bedrooms are going to be upstairs. And the
2 laundry room is going to be in between the bathroom.

3 MS. JAMES: Are any of these that you're
4 adding to both of these two apartments?

5 MR. WILSON: Well, everyone will have
6 their own utilities. It'll be a utility room in the
7 basement so you don't have to enter in anyone's
8 apartment. Any contractors will have access in the
9 basement for private entrance to the basement to
10 service any utilities, the boilers, electrical
11 panels, and things like that.

12 MS. JAMES: And you mention a basement.
13 How will the basement be utilized?

14 MR. WILSON: It's just owners, occupants.
15 That's for the storage. Tenants won't have access to
16 that part.

17 MS. JAMES: As far as utilities, will
18 there be separate meters for each of the apartments?

19 MR. WILSON: Yes. Separate water meters;
20 separate electrical meters; separate gas meters.

21 MS. JAMES: Are you --

22 MR. EINGORN: I'm sorry. If you could
23 just wait for counsel to finish speaking because the
24 court reporter can't take you both down at the same
25 time.

1 MR. WILSON: I'm sorry.

2 MS. JAMES: Would you like to repeat
3 that?

4 MR. WILSON: Yes. There's separate
5 electrical meters; separate water meters; separate
6 gas meters.

7 MS. JAMES: Are you also adding a new
8 updated HVAC to the property as well?

9 MR. WILSON: Yes.

10 MS. JAMES: And the work that's been done
11 so far, you've brought the entire property down to
12 the studs, correct?

13 MR. WILSON: Correct.

14 MS. JAMES: So everything in this duplex
15 will be brand new?

16 MR. WILSON: Correct.

17 MS. JAMES: And as far as the kitchen and
18 the bathrooms, those will also be brand new as well?

19 MR. WILSON: Yes.

20 MS. JAMES: As far as parking currently,
21 this is a single-family home, correct?

22 MR. WILSON: Yes.

23 MS. JAMES: And did it have parking in
24 its prior position as single-family home, off-street
25 parking?

1 MR. WILSON: It had a driveway where you
2 can park the vehicle before but it was nothing
3 designated.

4 MS. JAMES: What is the proposal now?

5 MR. WILSON: Now we're going to have four
6 spaces designated; two parking spaces for each
7 tenant.

8 MS. JAMES: And where is this parking
9 going to be located?

10 MR. WILSON: Off of Bradley Avenue.

11 MS. JAMES: On the plans that the Board
12 has, where exactly are the four parking spaces going
13 to be?

14 MR. WILSON: The four parking spaces are
15 going to be to the right of the driveway.

16 MS. JAMES: And the driveway is already a
17 current in this space?

18 MR. WILSON: Yes.

19 MS. JAMES: What part of the space or
20 part of the land are the four spaces going to
21 become? How are you using that area?

22 MR. WILSON: Currently, it's just the
23 driveway that's already existing. So before those
24 spaces, it was just grass there.

25 MS. JAMES: So you're taking grass space

1 and you're going to make the four spaces. Will there
2 still be green space on the property?

3 MR. WILSON: Yes. Plenty.

4 MS. JAMES: And where exactly if you
5 could direct; where will that be?

6 MR. WILSON: So the driveway when you
7 come this way to the left, it'll be green space and
8 behind the house it'll be green space also.

9 MS. JAMES: And can you describe the
10 neighborhood, as far as, are there currently duplexes
11 in the neighborhood?

12 MR. WILSON: Yes.

13 MS. JAMES: And can you describe where?

14 MR. WILSON: Directly across on Bradley
15 Avenue, there's a duplex there. Diagonally
16 currently, there's construction going on for it to be
17 a four-family.

18 MS. JAMES: Are you aware of -- are you
19 familiar with the neighbors and neighborhood?

20 MR. WILSON: Yes.

21 MS. JAMES: How are you familiar with
22 them?

23 MR. WILSON: At times they came by and
24 just introduced themselves and things of that nature
25 and wanted to know what was going on with the

1 property.

2 MR. WILSON: Was there any feedback from
3 the neighbors?

4 MR. WILSON: Yes. They pretty much liked
5 what's going on with the property.

6 MS. JAMES: And it is your testimony that
7 this will be a benefit to the neighborhood?

8 MR. WILSON: Yes.

9 MS. JAMES: And how will it be a benefit
10 to the neighborhood?

11 MR. WILSON: Well, for one thing, it's
12 going to be a beautiful property. Second, it's going
13 to be affordable housing for people.

14 MS. JAMES: And is Long Bay invested in
15 the community; being a part of it?

16 MR. WILSON: Yes.

17 MS. JAMES: And how are they invested in
18 being a part of the community?

19 MR. WILSON: I believe he has contact
20 with the Neighborhood Watch Program so he gets emails
21 and things to that nature of what's going on
22 in the neighborhood.

23 MS. JAMES: No further testimony.

24 MR. EINGORN: Does the Board have
25 questions?

1 MR. WILSON: Yes.

2 VICE-CHAIRMAN STILL: Your testimony
3 stated that there will be a laundry room for each
4 floor --

5 MR. WILSON: Yes.

6 VICE-CHAIRMAN STILL: -- but on the
7 plans, and I could be mistaken, but I only see a
8 laundry room on the second floor.

9 MR. WILSON: When you first come in for
10 the mud room, then the laundry room is going to be
11 towards the back.

12 VICE-CHAIRMAN STILL: In the back of
13 that?

14 MR. WILSON: Correct.

15 MS. SPENCER: Is this all one lot or is
16 this multiple lots?

17 MR. WILSON: No. It's one lot. It's a
18 corner property.

19 VICE-CHAIRMAN STILL: Any additional
20 parking spaces? All of this is happening on this one
21 lot?

22 MR. WILSON: Yes.

23 MS. SPENCER: Yeah, it's a big lot.
24 That's why I was asking if it was just one.

25 MS. RIVERA: Are you going to have like a

1 yard or something like that if they have kids?

2 MR. WILSON: Yeah. I will show you.

3 This section right here. They can play right outside
4 in this area.

5 MS. JAMES: Can you tell the rest of the
6 Board what you were indicating?

7 MR. WILSON: It's a nice big space for
8 grass and everything.

9 CHAIRMAN HANCE: Talk to me about the
10 basement. Is it for storage?

11 MR. WILSON: Yes, just storage. Part of
12 the basement if you can see in the plans, is going to
13 be a utility room.

14 CHAIRMAN HANCE: I see it.

15 MS. MASON: And the square foot for each
16 apartment? Was it 25 for each?

17 MR. WILSON: No. It was 2,500 for the
18 total. So I think each is about 1,200 to 1,300.

19 MS. MASON: And you said it was
20 affordable housing. What would be your rent pricing?

21 MR. WILSON: I don't know that. That's
22 above my pay scale.

23 MS. MASON: Okay.

24 MS. RIVERA: Do you guys have a fire
25 escape in the back for the second floor?

1 MR. WILSON: No fire escape in the back.

2 MS. JAMES: Are there window accesses in
3 every bedroom?

4 MR. WILSON: Yes. Window access.

5 MS. JAMES: Can you go through each
6 apartment and just describe the access?

7 MR. WILSON: So the bedroom in the rear
8 has two windows. The bedroom in the front has two
9 windows. The kitchen has two windows and the two
10 bedrooms have two windows on the top floor. The
11 first floor bedroom to the front has one big window;
12 the bathroom has a window; the second bedroom
13 has two windows; and the third bedroom was one
14 window; and the kitchen has two windows also.

15 CHAIRMAN HANCE: What is your connection
16 to the project?

17 MR. WILSON: Just the project manager.

18 VICE-CHAIRMAN STILL: Is there an
19 entrance and exit on both the first floor and the
20 second?

21 MR. WILSON: There's an entrance -- no.
22 There's not an exit-entrance on the top floor.
23 There's no steps going down from the top floor. Just
24 one entrance to come up.

25 VICE-CHAIRMAN STILL: One way up and one

1 way down?

2 MR. WILSON: Yes.

3 MS. JAMES: But there are multiple
4 windows on each floor?

5 MR. WILSON: Yes.

6 MR. EINGORN: I have several questions.
7 I'm looking at the plan which is Page 80.2. It's the
8 site plan. It's showing a driveway with the parking
9 that you described. Is this curb cut currently in
10 existence here to go from the street to the driveway?

11 MR. WILSON: Yes.

12 MR. EINGORN: There's an existing curb
13 cut?

14 MR. WILSON: Yes.

15 MR. EINGORN: Okay. And then --

16 MR. WILSON: That was an existing
17 driveway.

18 MR. EINGORN: It was an existing
19 driveway?

20 MR. WILSON: Yes.

21 MR. EINGORN: Is that currently paved,
22 the driveway?

23 MR. WILSON: Not right -- well, it is
24 paved but it's dirt and everything. It's not
25 up-to-date.

1 MR. EINGORN: But that area was already
2 paved?

3 MR. WILSON: Yes, it was already paved
4 with blacktop.

5 MR. EINGORN: The parking area behind it,
6 that was not paved?

7 MR. WILSON: Right.

8 MR. EINGORN: And the intention is to
9 pave that area?

10 MR. WILSON: Yes.

11 MR. EINGORN: Understood.

12 MS. JAMES: Any consideration for the
13 grading of that because it does look like the
14 parking will run up to the property line. What's
15 behind here?

16 MR. WILSON: Behind that space is like
17 where the utilities are where the poles and
18 everything is so that's where they have access to the
19 poles and things.

20 MR. EINGORN: Okay. You understand my
21 concern is that water run-off may be impacting
22 whatever is behind here if you pave this without
23 checking the grading?

24 MR. WILSON: Right. So the grading is
25 going to come down towards the street level like

1 this.

2 MR. EINGORN: Do you know where closest
3 drain in the street is, street drain is?

4 MR. WILSON: The closest drain in the
5 street level of the corner is over here. It will
6 come out to the left and run off to that way. That's
7 where it's being pitched out to.

8 MR. EINGORN: Okay. Did you take this
9 photograph?

10 MR. WILSON: Yes.

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

13 MR. WILSON: Yes.

14 MR. EINGORN: The concrete in the front,
15 is this all new?

16 MR. WILSON: Yes.

17 MR. EINGORN: Was this all existing at
18 the time or was this replaced? This looks like it
19 may be more than was there before.

20 MR. WILSON: Yes.

21 MR. EINGORN: And does this concrete run
22 right up to the edge of the sidewalk?

23 MR. WILSON: No, not to the edge of the
24 sidewalk.

25 MR. EINGORN: Is this the sidewalk here?

1 MR. WILSON: That's part of the sidewalk
2 but that's on the property. So it doesn't affect the
3 public street.

4 MR. EINGORN: I'm not saying it's in the
5 right-of-way. That's not my question. My question
6 is, maintaining the setback that's required by the
7 ordinance.

8 MR. WILSON: Yeah, yeah, that's fine.

9 MR. EINGORN: Right? But if the concrete
10 runs up to the edge of the sidewalk, my concern is
11 that the setback may have been encroached. The front
12 of the building has like two different shades of
13 color. I'm colorblind so I apologize.

14 MR. WILSON: That's okay.

15 MR. EINGORN: The bottom area, was there
16 something in front of this? Did it come out further?

17 MR. WILSON: Yes. It used to be an old
18 patio that was demoed because it was falling down.
19 It was bad. It was removed.

20 MR. EINGORN: Was it covered and a roof?

21 MR. WILSON: Yes.

22 MR. EINGORN: Is the intention to --
23 I guess I can look at the plan.

24 MR. WILSON: Okay.

25 MS. JAMES: There are awnings on the

1 design, correct?

2 MR. WILSON: Yes, there's awnings on the
3 design, correct. So it's not going to be an enclosed
4 porch. It'll be open space.

5 MR. EINGORN: Was it enclosed before?

6 MR. WILSON: Yes.

7 MR. EINGORN: Any plans to plant trees?

8 MR. WILSON: We have trees already on the
9 property. It just doesn't show it on the plan.

10 MS. JAMES: Can you tell the Board where
11 the trees are?

12 MR. WILSON: The tress are located on
13 Bradley. One tree located here.

14 MR. EINGORN: Just one tree?

15 MR. WILSON: Yes.

16 MR. EINGORN: So it's like in this corner
17 here, in the middle here?

18 MR. WILSON: Right here. This is Bradley
19 Avenue so the tree is right here.

20 MR. EINGORN: Okay. Got it. So the tree
21 is like in this area here.

22 MS. MASON: What's your plan with trash
23 disposal?

24 MR. WILSON: I can show you.

25 MS. JAMES: If you want to describe what

1 the plan is?

2 MR. WILSON: The trash for the first
3 apartment is going to be in the front.

4 MS. MASON: Do you have a container?

5 MR. WILSON: It's going to be two
6 containers, yes. So right here, this area right here
7 is going to be trash for this apartment right here
8 and they can walk it out to the street right here.
9 There's going to be a fence and gate right around
10 there. As you can see on the other plans here, it'll
11 show you better on this plan. See right here, that
12 space right there, you can see is going to be like a
13 little gate to close off the garbage cans.

14 CHAIRMAN HANCE: On the rear of the
15 property?

16 MS. SPENCER: What about the second
17 floor?

18 MS. MASON: No. I was asking about the
19 trash disposal plan and where the storage would be
20 for that and then pick up. So he was explaining
21 where the trash would be. It looks like it's the
22 back of the house. Right?

23 MR. WILSON: No. That's the front of the
24 house.

25 MS. SPENCER: So the second floor would

1 come around as well?

2 MR. WILSON: No. They are going to have
3 another trash area.

4 MS. SPENCER: Where would they put their
5 trash pad?

6 MR. WILSON: Here.

7 MS. SPENCER: Cause I don't think trash
8 comes down to the end of the street cause there's no
9 houses on the side street. There's no houses on
10 Bradley. Is that what you were asking, Tameeka?

11 MS. MASON: That's what I was saying.

12 MS. SPENCER: So they have to bring their
13 trash on Princess.

14 MS. MASON: Exactly.

15 MS. JAMES: Will there be a walkway that
16 gives access?

17 MR. WILSON: Yes. It's a long walkway
18 from it to get to the driveway also.

19 MS. JAMES: So residents will be able to
20 take their trash and recycables down the end to
21 the --

22 MR. WILSON: Yep. Straight walkway.

23 MS. SPENCER: And then for their --
24 I know the second floor you said they would go in
25 through Bradley. They would still have a Princess

1 Avenue?

2 MR. WILSON: Yes.

3 MS. RIVERA: So each floor would have
4 their own trash thing?

5 MR. WILSON: Yes.

6 VICE-CHAIRMAN STILL: Can you tell us
7 about the fence that you propose to put around the
8 property?

9 MR. WILSON: It shows you right there.

10 VICE-CHAIRMAN STILL: No. I mean like
11 height, material.

12 MR. WILSON: The height is probably four
13 and a half feet.

14 MS. SPENCER: Is the fence --

15 MS. MUHAMMAD: They can't discuss that.
16 A fence is not a part of the application. A lot of
17 stuff is not a part of the application. But we're
18 going to get to that in a second.

19 MR. WILSON: Okay.

20 MR. EINGORN: You have to apply for a
21 fence permit. If it's going to exceed four feet,
22 you're going to need an additional variance most
23 likely especially along the frontage. It's a corner
24 lot. You have two frontages.

25 MR. WILSON: Okay.

1 MR. EINGORN: I am also concerned that
2 you need a variance for the front-yard setback
3 related to the concrete installation here.

4 MR. WILSON: But that follows in line
5 with the rest of the properties on that block so it
6 doesn't exceed any of the --

7 MS. SPENCER: I think previously it was a
8 front yard, if I'm not mistaken, like grass with a
9 fence. That's what it was, I believe.

10 MR. WILSON: Right.

11 MS. MUHAMMAD: This is an addition.

12 MS. SPENCER: They removed the grass and
13 the fence and added that.

14 MR. EINGORN: Right. So my point is,
15 when you add additional construction and you get
16 closer to the frontage, you've now impeded on the
17 setback which would most likely require an additional
18 variance which you'd have to request. It's not part
19 of the application tonight and it hasn't been noticed
20 for so your neighbors didn't know to come out if they
21 had an issue with it. Right? I think the Board
22 needs to see the curb cut, the photo, to confirm
23 because, otherwise, you'll need City Council approval
24 to obtain it.

25 MR. WILSON: I know. But the neighbor

1 has the same thing like this.

2 MR. EINGORN: I know. But the neighbor
3 is not here. This is the application you have.
4 People do stuff all the time that isn't right and
5 then they end up here. You know what I mean? And so
6 just because the neighbor goofed it up, doesn't mean
7 the person who is here gets to goof it up too.

8 MR. WILSON: I understand.

9 MR. EINGORN: And maybe the Board says,
10 yeah, no, that's fine, right, but they need to see
11 it. And so, I'm concerned that you need or the
12 applicant needs a lot more than what's been cited for
13 and requested. I know we picked out a few things.
14 But I don't know that the Board can approve this
15 application in its current construction because we're
16 picking out stuff here that clearly is or appears to
17 be deficient. And we can't make that determination
18 based upon what we have front of us.

19 MS. JAMES: The driveway is a preexisting
20 so the curb cut was already there prior to.

21 MS. MUHAMMAD: We can't see it. We don't
22 have a picture of it.

23 MS. JAMES: You can't see it on --

24 MR. EINGORN: Right.

25 MS. MUHAMMAD: And my concern is, this is

1 all new. How long is the curb cut? We don't know.
2 We can't see it.

3 MR. EINGORN: I think we need to see,
4 one, the curb cut. Two, I think you need to apply
5 for extra variances including a front yard setback
6 variance. I don't know with the walkway and the
7 parking, the additional parking, you may need an
8 impervious coverage variance. I know lot coverage is
9 deficient so impervious is probably going along with
10 that. I don't know if the ordinance and compliance
11 is the same. Those are my thoughts. That's my legal
12 opinion for the Board. I can't accept photos from a
13 phone because we have to keep your phone. It has to
14 go in a file. And you really don't want to leave
15 your phone in a file. It's too expensive.

16 MR. WILSON: I'm sorry. I just wanted to
17 show you what the street looks like. I understand.

18 MR. EINGORN: We get that a lot. But
19 then you don't want to sacrifice your phone with the
20 Zoning Board office.

21 The other thing you may want to consider
22 is a pervious surface for the parking so that you
23 avoid any issues of run-off. The water just goes
24 right to the stone or whatever you put there instead
25 of asphalt. I know sometimes gravel is hard to

1 contain.

2 MR. WILSON: It's going to be concrete.

3 MR. EINGORN: Or concrete. I mean, if
4 you do something that's pervious then you avoid the
5 issue of an impervious surface variance. Right?
6 Just a suggestion. You don't have to take it. You
7 can come back and ask for it if you want. Ms. Mason?

8 MS. MASON: I just had a clarifying
9 question. Are there any changes happening
10 to the facade of the building or is it just rehab?
11 There's no changes that's happening to the building?

12 MR. WILSON: There's no changes. Square
13 footage stays the same. Nothing structural to the
14 property.

15 MR. EINGORN: So this appears to be a
16 walkway down. Is the bottom of this also paved down
17 by the basement doorway?

18 MR. WILSON: Yes.

19 MR. EINGORN: How does that drain? Is
20 there a concern that water is going to --

21 MR. WILSON: It's a drain at the bottom.
22 A sump pump that drains out.

23 MR. EINGORN: Okay.

24 CHAIRMAN HANCE: This is why we got to
25 see the pictures because it'll show us what's there.

1 MR. EINGORN: Does the Board have
2 anything else? You got the homework?

3 MS. JAMES: Yes.

4 MR. EINGORN: Okay. At least we got to
5 talk through it a little bit, right?

6 MS. JAMES: Absolutely. If I can
7 reiterate, you need pictures of the curb cut,
8 possibly for a front yard setback variance and apply
9 for the impervious coverage if it isn't a decision to
10 use gravel or something that is able to not change
11 this.

12 MR. EINGORN: I think we need the
13 calculation based upon what the bulk area
14 requirements are. Like what is your impervious in
15 relation to the bulk area requirement?

16 MS. JAMES: I think if you look it says
17 something about 65 percent. It's in the notes.
18 I don't know.

19 MR. EINGORN: I can't make the
20 determination now because, one, I don't have the
21 ordinance in front of me. Two, I might need a
22 magnifying glass. But, again, you may just want to
23 take a peek and make sure what the driveway, the
24 walkway, the porch because we added concrete to the
25 front, right, that all of that impervious coverage.

1 And then you'll make a determination whether you need
2 pervious or impervious for the parking lot. And I
3 think then the Board would like to see a picture of
4 the drain at the bottom of this.

5 CHAIRMAN HANCE: And the curb cut.

6 MR. EINGORN: Yes, the curb cut I think
7 was the first thing that counsel mentioned.

8 Your fence, you may need a fence variance
9 but you definitely need a fence permit.

10 MS. MUHAMMAD: Let us know the material.
11 Unless when you come back you can add it then.

12 MR. EINGORN: If you're going to add
13 variances and stuff, obviously, you have to notice
14 them to the public.

15 MR. WILSON: You said over four feet,
16 correct, you don't need it?

17 MS. MUHAMMAD: That's a corner property.

18 MR. EINGORN: Yeah. If it's going to be
19 more than four feet, the fence, it's my recollection
20 but counsel could check the ordinance and doublecheck
21 me on that. Close to perfect.

22 MR. WILSON: I thought it was over six
23 foot.

24 MR. EINGORN: No, no. Not in the
25 frontage. In the rear, right, but you have two

1 frontages because it's a corner lot which is a gift
2 and a curse.

3 MR. WILSON: It's not going to be high.

4 MR. EINGORN: Counsel will check the
5 ordinance and make sure you're going to comply. And
6 if not, you'll ask for a variance. Thanks, guys.

7 MS. JAMES: Thank you.

8 MR. EINGORN: So for the record, this
9 matter is adjourned to August 3, 2026.

10 MS. JAMES: Thank you.

11 MR. EINGORN: The next application is
12 Vision Capital Investments, LLC, 715 Walnut Street.

13 MR. SARIN: Good evening, Mr. Chairman
14 and members of the Board. My name is Ed Sarin from
15 Overmeyer. I'm the attorney on behalf of the
16 applicant, Vision Capital Investments. We are here
17 before the Board regarding 715 Walnut Street. That
18 is Block 379, Lot 137. What we're here seeking,
19 we're proposing a triplex so we need a d(1) use
20 variance. We need several bulk variances that are
21 needed, lot area, width and depth, rear and side
22 yard, off-street parking and site plan approval.

23 Before me today we have Mina Mikaeel of
24 Kiro Engineering who will testify regarding the
25 existing conditions, the proposed development and the

1 plans submitted with the application and his
2 professional opinion. Mr. Mikaeel has not testified
3 before this Board so before you do anything else, I
4 could qualify him as an expert and swear him in.

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

7 - - -

8 MINA A. MIKAEEL, P.E., having first been
9 duly sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. EINGORN: Please state your name and
13 address for the record. Your business address is
14 fine.

15 MR. MIKAEEL: Mina Mikaeel, Kiro
16 Engineering, 7 Secretario Way, Hamilton, New Jersey.

17 MR. SARIN: Mina, can you briefly
18 describe your educational background?

19 MR. MIKAEEL: I graduated in 2004 from
20 Alexandria University with my Master's Degree from
21 the Stevens Institute of Technology in Hoboken. I'm
22 pursuing my Ph.D at Stevens from Washington, Penn
23 State including New Jersey, Pennsylvania, New York,
24 and Delaware, Florida, Texas, Kansas, Missouri and
25 Wyoming.

1 MR. SARIN: And have you testified before
2 a zoning board before?

3 MR. MIKAEEL: Many zoning boards.

4 MR. SARIN: How many times?

5 MR. MIKAEEL: Over 50 times.

6 MR. SARIN: In New Jersey?

7 MR. MIKAEEL: Mostly it was New Jersey,

8 CHAIRMAN HANCE: We accept.

9 MR. EINGORN: The Board will accept him
10 as an expert in engineering. Is that what you said?

11 MR. SARIN: Yes. Expert in engineering.

12 And just a brief overview before Mina
13 goes into the project. We're proposing to redevelop
14 this property with a new 3-unit residential building.
15 We believe the proposal represents a substantial
16 improvement over the prior condition. So previously
17 this was a duplex. It was vacant for a while as a
18 result of the tax foreclosure sale. It is now
19 demolished. And we plan on developing a triplex.

20 So we're hoping it provides additional
21 housing opportunities and it fits within the
22 character of the surrounding neighborhood. Mina,
23 with that, do you want to explain your project and
24 what we're going?

25 MR. MIKAEEL: So it's a simple project.

1 Before demolition, it was only two units. The
2 project, it's a vacant lot now before demolition.
3 The preexisting now, it has severe deterioration with
4 rotting wood all over the right walls. So it has to
5 be taken down. So we're not changing anything. It
6 is the same footprint of the building but changing
7 from duplex to triplex.

8 Same side yard. Same background. No
9 change at all. We're improving all of that and the
10 egress for the basement. And as you see, new
11 windows; everything new, new windows, new basement
12 egress in the front and the back. And each unit will
13 have two bedrooms, two master bedrooms, a living
14 area, full kitchen, full bathroom.

15 MS. SARIN: Do you just want to go by
16 floor-by-floor and talk about what's in each floor?

17 MR. MIKAEEL: The three floors are
18 actually typical. The first floor has the same thing
19 as I mentioned, all of them has the same thing except
20 only the location of the doors, the entrance door
21 based on where's the stair and the entrance. That's
22 all. This is the only difference. But typical
23 suite; typical floors as you see.

24 MR. EINGORN: Is this using the basement
25 as part of the living space?

1 MR. MIKAEEL: Yes, for the first unit.

2 MS. MOSS: Are there cars on either side
3 of the vacant property?

4 MR. MIKAEEL: There is an adjacent
5 property on the left side. The right side is not
6 adjacent. There is a home behind it. It's not
7 adjacent.

8 MR. MIKAEEL: We have a 175 square foot
9 of side yard here separating the two buildings.

10 MS. MOSS: Are you building up?

11 MR. MIKAEEL: Yes.

12 MS. MOSS: So how much higher would it be
13 from the house next --

14 MR. MIKAEEL: A total of -- from the
15 front it will be only 9 feet. From the back it will
16 12 feet, I mean, the crown. The roof crown will be
17 12.

18 MS. MASON: Is it an empty lot? You said
19 it was demolished.

20 MR. MIKAEEL: Yes, now it's empty.

21 MS. MASON: And it's two houses on the
22 side of that?

23 MR. MIKAEEL: Yes. One adjacent and the
24 other one is not adjacent.

25 MR. SARIN: Mina, do you think this

1 project will improve the property?

2 MR. MIKAEEL: Yes, of course. Not only
3 the property but it will also secure the lateral
4 stability of the left property, because it's
5 improved.

6 MR. SARIN: You think it improves the
7 neighborhood?

8 MR. MIKAEEL: Of course.

9 MR. SARIN: Why is that?

10 MR. MIKAEEL: As I mentioned from
11 security, it I will improve the structural stability
12 of the adjacent property. Triplex means more units,
13 more investment properties and more housing
14 opportunities.

15 MR. SARIN: Good. I know there's one
16 issue about parking, but there's an abundance of
17 street parking; is that correct?

18 MR. MIKAEEL: Yes. There's tons of
19 street parking over the day and at night. I have
20 been there many times during the evenings and
21 weekends and there's plenty of street parking.

22 MR. SARIN: And in your expert opinion,
23 can this -- the relief that we're seeking, can this
24 be granted?

25 MR. MIKAEEL: Yes.

1 MR. SARIN: Why is that?

2 MR. MIKAEEL: It's a typical project; a
3 simple project; a straightforward design. Wood
4 framing with wood trim. It's a not a complicated or
5 special engineering process.

6 MR. SARIN: And do you think it's going
7 to make the neighborhood look good?

8 MR. MIKAEEL: Yes, definitely, with all
9 the new wall siding, yes, it'll make it look new and
10 classy.

11 MR. SARIN: I don't have any further
12 questions.

13 MS. MASON: What type of housing
14 opportunities? Is this affordable, mixed income,
15 what type of housing opportunities are there?

16 MR. SARIN: I don't think there's any.
17 I don't believe there's any affordable housing with
18 this. I just think it's just standard.

19 MS. MASON: Market value?

20 MR. SARIN: Yes.

21 MS. MOSS: And have you spoken to the
22 neighbors about the dynamics of the home, how much
23 higher it is going to be and how it's going to look
24 as opposed to the other?

25 MR. SARIN: To my knowledge, no. I have

1 not spoken to the neighbors. I'm not sure.

2 MR. MIKAEEL: Personally, I haven't
3 spoken to any of them. But, again, it will not
4 impact them. It will not impact the windows or
5 lights. The neighbors have like back windows and
6 front windows. So the side doesn't have any so it
7 will not affect anyone.

8 MR. SARIN: Are there triplexes in this
9 neighborhood already?

10 MR. MIKAEEL: I think four blocks or five
11 blocks from this property.

12 MR. SARIN: There's triplexes?

13 MR. MIKAEEL: Yes.

14 MR. EINGORN: Are you requesting site
15 plan approval or site plan waiver?

16 MR. SARIN: Let me confirm that.

17 MR. EINGORN: Because I don't think we
18 have a site plan application.

19 MR. SARIN: I don't know think.
20 Actually, I don't know. I don't know why I read that
21 because I don't think we --

22 MR. EINGORN: The denial letter cites you
23 for site plan. But I don't think we got an
24 application for site plan or site plan waiver.

25 MR. SARIN: We just submitted an appeal.

1 Site plan approval, if needed.

2 MR. MIKAEEL: Regarding the site plan, as
3 I mentioned earlier, we haven't changed the existing
4 footprint. It's 750 building area and remains the
5 same. The side area around 175 square foot remains
6 the same. And rear area 950 square foot remains the
7 same.

8 MR. EINGORN: Correct. But the ordinance
9 requires in a change of use that you apply for site
10 plan. And since you're changing the use from a
11 duplex, if it was a legal duplex - I don't even know
12 if it was a legal duplex -- to a triplex, that's a
13 change in use which triggers a site plan requirement.
14 And so unless a waiver was applied for which I don't
15 see in the appeal.

16 MR. SARIN: I'm looking for it now.

17 MS. RIVERA: Do you guys have an
18 emergency exit for the top floors?

19 MR. MIKAEEL: Yes. From the -- as you
20 see in the back, all the windows, and from the
21 front. It's all front and the back. In the front we
22 have two windows.

23 MR. EINGORN: Ed, do you have a copy of
24 your notice? I'm just wondering whether you noticed
25 for something site-plan related.

1 MR. SARIN: This is here.

2 MR. EINGORN: Let the record reflect that
3 counsel has handed me a copy of a Proof of Service
4 with cover letter dated May 22nd, 2026. The public
5 notice reads as follows: Please take notice that the
6 undersigned has filed an appeal with the Zoning Board
7 of Adjustment of the City of Camden for a use
8 variance and/or bulk variance from the requirements
9 of the Zoning Ordinance to permit: Three residential
10 units within an existing building in the R-2 Zoning
11 District where a triplex is not a permitted use
12 without a hearing to; (points of denial):
13 Three-family dwellings are not permitted. You need a
14 d(1) use variance; lot-depth deficient; 100 feet
15 required; 99 feet proposed; c(1) bulk variance;
16 lot-width deficient; 40 feet required; 19 foot
17 proposed; c(1) bulk variance.

18 Rear and side yard is deficient; c(1)
19 bulk variance. Off-street parking, 3 and .75 spaces
20 are required. Zero being proposed; c(1) bulk
21 variance. Site plan approval at the premises at 715
22 Walnut Street. That's enough. I don't need to read
23 the rest of it. So site plan approval was noticed
24 for. I don't believe we got an application for site
25 plan approval.

1 MR. SARIN: I'm just trying to find it
2 here.

3 MR. EINGORN: Do you want to proceed on
4 the requested variances and come back on a condition
5 of site plan approval?

6 MR. SARIN: Yes, we can do that.

7 MR. EINGORN: Does the Board understand?
8 There's no site plan application. So the Board could
9 weigh the requested variances on the condition that
10 they come back for site plan approval.

11 MS. MASON: Wouldn't that be difficult
12 without us having a site plan?

13 MR. EINGORN: We've done this before.
14 They're asking for the use and some -- I mean, the --

15 MS. MASON: So to be able even just use
16 as a triplex. It's a duplex right now. So that's
17 the first variance, right, to redevelop it as a
18 triplex?

19 MR. EINGORN: Correct. A triplex is not
20 a permitted use in the R-2 Zoning District.

21 MS. MASON: Right.

22 MR. EINGORN: So a variance is required.
23 A duplex doesn't require a use variance for that.
24 But there are related bulk variance issues for lot
25 area, width, depth, rear and side yards and then

1 off-street parking for -- I'm sorry, was it three
2 2-bedroom units?

3 MR. MIKAEEL: Three 2-bedrooms, right.

4 MR. EINGORN: Thank you.

5 VICE-CHAIRMAN STILL: Six parking spots
6 needed?

7 MR. EINGORN: It looks like they've been
8 cited for three and three-quarter spaces. So four
9 spaces.

10 MS. MASON: Yes.

11 MR. EINGORN: Unless you have
12 three-quarters of a car. You have to see it.

13 MS. MASON: Chair, are we proceeding?

14 MR. EINGORN: I mean, they applied for
15 the variances so, yes, the Board will proceed on
16 that. The site plan, they'll have to come back.
17 It'll be a condition of approval.

18 MR. SARIN: I'm looking through the file.
19 I do not see a site plan.

20 MR. EINGORN: We don't have one yet.

21 MR. SARIN: You guys don't have one.

22 MR. EINGORN: It usually would be with
23 our packet, all the application materials.

24 MR. SARIN: We'll proceed with the
25 variances and we'll come back for site plan.

1 MR. EINGORN: Okay. Does the Board have
2 questions for the applicant about the requested
3 variances? No.

4 VICE-CHAIRMAN STILL: I would like to
5 know what the community has to say.

6 MR. EINGORN: We're going to find out.
7 Counsel, do you have any argument you want to make
8 before we open to the public?

9 MR. SARIN: No, I do not.

10 MR. EINGORN: We will open to the
11 public. Does anybody here tonight want to be heard
12 on the application regarding 715 Walnut Street, a
13 request of a triplex? I can't see if there's anybody
14 behind the board. Is anybody there?

15 CHAIRMAN HANCE: No.

16 MR. EINGORN: Then we'll close the public
17 portion.

18 MR. EINGORN: Counsel has already said
19 that he has no further comments.

20 The applicant is here tonight seeking use
21 variance and bulk variance approvals for a triplex
22 and bulk variances for lot area, width and depth,
23 rear and side yards and off-street parking.

24 The Board should do a discussion of the
25 Positive and Negative Criteria and make a motion. If

1 that motion is to grant the application, it should be
2 on the condition of site plan approval.

3 MS. MASON: Well, here's what I have to
4 say. In-fill housing is needed. We have a lot of
5 properties where you have houses and then you have a
6 lot. And then you have a house next door and then
7 you have a lot. So this application, even though we
8 need a site plan, I do think that the in-fill housing
9 opportunity is something that's beneficial for that
10 neighborhood and for the City overall.

11 So, again, as far as the variances and
12 the bulk variances, that's needed in regards to the
13 use. And then just in regards to the whole
14 redevelopment and, again, them filling in in-fill,
15 like, you know, land that's just open there and it's
16 not of use, I do think it's a good application.
17 Again, with the condition of bringing back that site
18 plan.

19 VICE-CHAIRMAN STILL: I agree. Just the
20 fact that, not leaving anything abandoned; not
21 leaving land -- well, not leaving anything abandoned
22 and then putting new construction on top of empty
23 lots, is what we want to see. I definitely want to
24 see a site plan; have to see a site plan.

25 MR. EINGORN: Any other comment, a

1 motion?

2 MS. NUNEZ: Motion to approve.

3 MR. EINGORN: We have a motion to
4 approve. Is that with the condition of site plan?

5 MS. NUNEZ: Yes. With the condition of
6 site plan approval.

7 MS. SPENCER: Second.

8 MR. EINGORN: We have a motion and a
9 second for the requested variances on the condition
10 of site plan. We'll take a roll-call vote. Chairman
11 Hance.

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Still.

14 VICE-CHAIRMAN STILL: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Yes.

19 MR. EINGORN: Ms. Moss.

20 MS. MOSS: Yes.

21 MR. EINGORN: Ms. Spencer.

22 MS. SPENCER: Yes.

23 MR. EINGORN: And Ms. Mason.

24 MS. MASON: Yes.

25 MR. EINGORN: Seven in favor and none

1 opposed, the motion carries. Thank you, Counsel.

2 MR. SARIN: Thank you.

3 The next matter is Juan C. Hernandez,
4 1128 Haddon Avenue.

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

7 - - -

8 JUAN C. HERNANDEZ; GINA SGINAYRE, having
9 first been duly sworn/affirmed, was examined and
10 testified as follows:

11 - - -

12 MR. EINGORN: Are you interpreting for
13 Mr. Hernandez?

14 MS. SGINAYRE: Yes.

15 MR. EINGORN: Let's start over. Will you
16 raise your right hand? You're going to interpret.
17 Are you also being called as a witness?

18 MS. SGINAYARE: Yes.

19 MR. EINGORN: You've already been sworn
20 as a witness. Raise your hand.

21 So you swear/affirm that the translation
22 you'll provide tonight is true and accurate to the
23 best of your knowledge and ability?

24 MS. SGINAYRE: Yes.

25 MR. EINGORN: Now, names and addresses

1 for the record.

2 MS. SGINAYRE: 1128 Haddon Avenue,
3 Camden, New Jersey 08103.

4 MR. EINGORN: Mr. Hernandez needs to tell
5 you his name and address and then you need to say it
6 into the record because you're the interpreter.

7 MR. HERNANDEZ: 1128 Haddon Avenue,
8 Camden, New Jersey.

9 MR. EINGORN: I'm going to talk to you
10 but I'm directing. Right? Mr. Hernandez, are you
11 calling Gina to testify as a witness in this matter?

12 MR. HERNANDEZ: Yes.

13 MR. EINGORN: Ms. Gina, did Mr. Hernandez
14 prepare something for you to address the Board
15 tonight?

16 MS. SGINAYRE: Yes.

17 MR. EINGORN: Very good. And you're
18 going to read that into the record right now as a
19 witness in this matter?

20 MS. SGINAYRE: Yes.

21 MR. EINGORN: Okay. Let's hear what you
22 have to say.

23 MS. SGINAYRE: So I'm here today on
24 behalf of my client. We understand that the City has
25 a primary concern for the lack of parking for the

1 business vehicles. In response to that concern, my
2 client has secured a private parking lot that will be
3 used exclusively for the best vehicles. With this
4 solution, we can assure the Board that the business
5 will not occupy public parking space or negatively
6 impact the neighborhood or residents.

7 My client is committed to be part of the
8 community group of the City of Camden by operating
9 responsibly and complying with all regulations and
10 being a good neighbor to the community. For this
11 reason, we respectfully request that our application
12 be approved. Thank you for your time and
13 consideration.

14 And here I have the lease for the private
15 parking space.

16 MR. EINGORN: So for the record, the
17 applicant has handed me a commercial lease agreement
18 and in parenthesis it says, (parking space effective
19 May 4, 2026.) The lease is for a term of one year
20 ending May 3, 2027. A single parking space at 1132
21 Haddon Avenue, Camden, New Jersey. I believe we have
22 a copy of this already so I'm going to hand this one
23 back to you because it's your original.

24 MS. SGINAYRE: Thank you.

25 MR. EINGORN: So let me just make sure we

1 have the facts. The applicant wants to open a shop
2 that sells and installs vehicle car accessories and
3 electronics?

4 MS. SGINAYRE: Yes.

5 MR. EINGORN: So like sound systems and
6 lights and things?

7 MS. SGINAYRE: Yes.

8 MR. EINGORN: Is this what the building
9 kind of looks like, the drawing of the building?

10 MS. SGINAYRE: Yes.

11 MR. EINGORN: And this is a photograph of
12 the actual building?

13 MR. SGINAYRE: Yes.

14 MR. EINGORN: And that's how it looks
15 today?

16 MS. SGINAYRE: No.

17 MR. EINGORN: It doesn't look like this
18 right now?

19 MS. SGINAYRE: No. This is only for the
20 picture.

21 MR. EINGORN: Does it look like this?

22 MS. SGINAYRE: Yes.

23 MR. EINGORN: It looks like that.

24 I'm showing you this photo through a
25 chain link fence. Is this the side of the building?

1 MS. SGINAYRE: Yes.

2 MS. MASON: Is that where they'll be
3 doing the installations?

4 MS. SGINAYRE: I'm sorry?

5 MS. MASON: Is that where the
6 installations of the electronics and stuff will
7 happen with the cars?

8 MS. SGINAYRE: Yes.

9 MS. MASON: In that area right there with
10 the gate?

11 MS. SGINAYRE: This is only for the
12 parking.

13 MS. MASON: That's only for the parking?

14 MS. SGINAYRE: Yes.

15 MS. SPENCER: But it's a few lots down,
16 right? It's not right next door?

17 MS. SGINAYRE: Yes.

18 MS. SPENCER: Do people park in front?
19 Right now I know Haddon Avenue is under construction.
20 But typically do people park in front of that lot?
21 Because I don't know if it's open all the time. So
22 if someone is parked in front of it, how would you
23 get in? The curb is cut. I don't know if it's like
24 no parking.

25 MR. EINGORN: Do you know what was in tis

1 building?

2 MS. SGINAYRE: The owner is here if you
3 want to ask her.

4 MR. EINGORN: Is the owner here?

5 MS. SGINAYRE: This is the owner to the
6 building.

7 UNIDENTIFIED SPEAKER: Yes.

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

10 - - -

11 SUNG HUI YANG, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

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

17 MS. YANG: My name is Sung Hui Yang.

18 MR. EINGORN: Thank you for coming
19 tonight. You own the property?

20 MS. YANG: Yes.

21 MR. EINGORN: What was there before the
22 new tenant?

23 MS. YANG: And appliance store.

24 MR. EINGORN: Okay. And how about how
25 long?

1 MS. YANG: About three years.

2 MR. EINGORN: Did you own the property
3 before the appliance store?

4 MS. YANG: No.

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

7 VICE-CHAIRMAN STILL: Where would the
8 installations be taking place?

9 MR. EINGORN: That's for the applicant.
10 I think that's all the questions. Thank you,
11 Ms. Yang.

12 MS. MASON: I have a question. Because
13 it's a d(1) use variance that's needed, I'm just
14 trying to figure out where are the installations
15 going to take place? If you're locking and parking a
16 couple of lots down, then where is the installations
17 happening? So if a car comes and they need a stereo
18 or whatever electronics that you're installing,
19 where is that installation process happening?
20 Where do you want to work on the cars? Where are
21 going to work on the cars at on the property?

22 MS. SGINAYRE: Can you explain?

23 MR. EINGORN: Do we have a have
24 volunteer?

25 MS. SGINAYRE: Yes, please.

1 MR. EINGORN: Do we have a volunteer that
2 speaks Spanish on the Board that will -- tell the
3 court reporter what you're going to say and then ask
4 it so that we have a clear record.

5 MS. NUNEZ: I will translate the question
6 that Ms. Mason asked about where the installations
7 are being taking place if the cars are being parked
8 elsewhere.

9 MR. EINGORN: Okay.

10 MR. HERNANDEZ: Installations are
11 happening inside the actual business, but the cars
12 would be off.

13 MS. SPENCER: How are they getting into
14 the building?

15 MR. HERNANDEZ: There is an entrance to
16 the building. Like the cars that they are working
17 on.

18 MS. MASON: But he's driving the car
19 inside the building. I don't if that's --

20 MR. EINGORN: Then that's going to go
21 over the curb.

22 MR. HERNANDEZ: So the vehicles are going
23 in through this door. There is a curb cut.

24 MS. SPENCER: It's cut at the driveway
25 which is next door.

1 MR. HERNANDEZ: It's cut right here at
2 the driveway. And this is the one that they're using
3 to come into the building.

4 MR. EINGORN: Right. So there's no curb
5 cut for --

6 MS. SPENCER: That's an alleyway.

7 MR. EINGORN: Hold on. Continue, Ms.
8 Nunez.

9 MR. HERNANDEZ: I said that the City is
10 working on that street and they have not yet gotten
11 to that space but they're working on this area as
12 well. But there is an access-way to get into the
13 building.

14 MS. MUHAMMAD: That garage was not always
15 there. There was a door there. So a curb cut
16 from -- since the City is not going to cut the curb
17 right there.

18 MR. HERNANDEZ: So this is the entrance
19 to the actual building for the customers to come in
20 and this is the entrance for the vehicles to go into
21 the actual area where the work is being done.

22 MS. MUHAMMAD: That garage was installed.
23 That wasn't always a garage door. And the City is
24 not going to cut the curb for that.

25 MR. HERNANDEZ: The building had that

1 before I moved in.

2 MS. MUHAMMAD: Before that, that was a
3 Chinese store.

4 MS. SPENCER: Yeah, that was a Chinese
5 store.

6 MR. HERNANDEZ: I haven't touched the
7 building himself. It has been like that since he has
8 it.

9 MS. MUHAMMAD: No, no. We understand it
10 that he didn't do it but the owner is here.

11 MR. HERNANDEZ: This right here is
12 covering the actual entrance. There's a door behind
13 this. But since I got it that's --

14 MS. MUHAMMAD: I know since he got it.
15 But the owner is here so she can explain that that
16 was a Chinese store. Chinese store don't have two
17 garages. It was not that.

18 MR. HERNANDEZ: I'll ask her.

19 MS. MUHAMMAD: No, you don't have to ask
20 her. The argument is, is that it would need a curb
21 cut. That's the argument.

22 MR. HERNANDEZ: I don't have the legal
23 access to go into --

24 MS. MASON: And to be able to see a
25 picture of it as well because is there a wall that's

1 separating between the business and the garage? I
2 see that. But I'm just saying like, you know,
3 safety-wise, the cars going in there. Is that the
4 garage or is that the commercial space?

5 MS. MUHAMMAD: This is the inside.

6 MS. MOSS: That's the inside.

7 MS. MASON: So there is no separation?

8 MS. MUHAMMAD: No. This is the outside
9 and this is the inside.

10 MS. SPENCER: Better yet, you can see the
11 windows. If you look at the inside picture, you can
12 see that it's a window.

13 MS. MUHAMMAD: Oh, it's just a shutter on
14 the outside?

15 MS. SPENCER: Yeah. It's just a shutter
16 but it's really just two windows and a single door.

17 MS. MASON: Why are there two? I don't
18 understand why there's two --

19 MR. HERNANDEZ: This part right here at
20 the bottom of the window is sheetrock. It's not like
21 a cement or anything like that. They just put it
22 there just to cover the bottom of the window.

23 MR. EINGORN: So the proposal is to open
24 that up into a door so that the cars can drive in?

25 MR. HERNANDEZ: Yes.

1 MR. EINGORN: So I'm showing a photograph
2 that's the interior of the building facing the
3 frontage. To the right side there is a black
4 window. And what the applicant is saying is that
5 under that window is sheetrock and he wants to open
6 that area up in the window so that he can drive the
7 cars into the interior of the building. That's the
8 explanation.

9 MS. MASON: So he's making a change to
10 the interior, then does that change the application?
11 Because it's not there yet. This is what he wants
12 to do. There's a window and he wants to remove
13 the -- you said the --

14 MR. EINGORN: Right. He'd need a
15 construction permit to do that. He's here asking for
16 a use variance for the use. And then he needs to
17 demonstrate off-street parking for installation of
18 vehicle accessories or electronic systems.
19 Off-street parking is needed. I'm assuming that's
20 for the people who work there and, I guess, the cars
21 being stored overnight? And then he needs a sign
22 variance because the sign is too big.

23 MR. EINGORN: How many people is the
24 applicant's proposing to have work at this store?

25 MR. HERNANDEZ: It's two people. One for

1 putting some glass on -- three people.

2 MS. MASON: So, again, that space that
3 we're looking at is the office space and where they
4 would be doing the actual work on the cars, right?

5 MR. HERNANDEZ: Yes.

6 MR. EINGORN: Would there also be an area
7 with stuff so people could see it? Like would there
8 be headlights and stereos and things inside that
9 people could pick?

10 MS. MOSS: No, it's not enough room for
11 all that.

12 MS. SPENCER: Like a showroom.

13 MR. HERNANDEZ: Yes, there's going to be
14 an area designated for that. It has like six areas
15 like an exhibition areas where he's going have the
16 supplies or whatever he's selling there, equipment
17 door.

18 MS. MASON: See, typically we see either
19 it's a garage or they have a separate area for
20 customers and then they do a separate area with the
21 work. This seems tight. This seems to be
22 concerning.

23 MS. SPENCER: My other concern with that
24 too is, the autobody shop right across the street.
25 So with that traffic both coming in and out.

1 MR. EINGORN: The question is about --

2 MR. HERNANDEZ: So these are the cabinets
3 that I'll be storing the showcasing.

4 MS. MASON: But if the customer is coming
5 in and walking and looking at that and then you're
6 working on a car, I'm just not seeing how's that
7 possible. If you're working on a car and then you
8 have customers coming to look at the products as
9 well, I think that that's a safety concern.

10 MR. HERNANDEZ: So I'm going to explain
11 what this picture is. The vehicles are going to be
12 on the left side. So if you see there's a line that
13 divides this area from that area. So the clients are
14 not going to go over to where the vehicles are at.
15 It's going to be a separation between where the cars
16 are being and the installations are happening and
17 where the waiting areas are. So this area right here
18 is going to be like a waiting area where they will
19 wait and it's separating the work area from the
20 waiting area.

21 MS. MASON: How many cars are you
22 expecting to get in at one time?

23 MR. HERNANDEZ: It's capable to hold more
24 than three vehicles but I'm not going to have more
25 than three vehicles at the same time there.

1 MS. SPENCER: I just have a question
2 about like the curb cut and like people just know
3 not to park. Because on Haddon Avenue typically it's
4 just street parking; not like garages. You know what
5 I mean, like pulling in?

6 MS. MUHAMMAD: It would be conditioned
7 upon a curb cut.

8 MR. EINGORN: You have to condition the
9 approvals on obtaining a curb cut for that entrance.
10 Because otherwise, if someone is going to park in
11 front it, it's going to be perpetually blocked. And
12 they're going to have to jump the curb to get the car
13 into the thing.

14 MS. MASON: Yeah, but even you have the
15 use of that property as well. Just seems --

16 MS. SPENCER: And it's new sidewalk;
17 brand new sidewalk.

18 VICE-CHAIRMAN STILL: Can you help me
19 out? I could have missed it. Have you explained the
20 safety concerns yet of driving a car into this
21 building, an enclosed building with exhausts, like
22 driving a in. Did you already talk to him about
23 that?

24 MS. NUNEZ: He did mention that. He said
25 that the cars are going to be off. They're not going

1 to be kept on inside the building. They're going to
2 drive in but they'll be shut off. That was his
3 explanation for that. I don't know if that's
4 sufficient to feel like it's safe.

5 MS. MUHAMMAD: Would he need anything
6 from New Jersey motor vehicle or anything like that?
7 Because once you get cars in there, you can start
8 doing anything in there.

9 MS. MASON: I know we've had other
10 applications come in or situations where folks try to
11 do that. A car show on in the inside and code
12 enforcement.

13 MR. HERNANDEZ: I'm going to have
14 extractors on the left wall. Extractors for any
15 fumes that come in when the cars are coming in when
16 they're on. But they're going to be shut off once
17 they're inside. There's going to be UV extractors on
18 the walls.

19 MS. MASON: I know code enforcement has
20 been shutting those types of businesses down seeing
21 that happen. So, again, I'm not sure if that goes
22 along with code, the code of the City.

23 MR. HERNANDEZ: So the wall is 80 feet
24 long, and I'm installing an exhaust system.

25 MS. MASON: I'm telling you, it has to

1 go -- it's going to be code.

2 MR. EINGORN: Are code enforcement is not
3 our purview. Our purview is, is this use a good use
4 for this building? Is this site particularly suited
5 for sale, installation and distribution of vehicle
6 accessories and electronic systems.

7 MS. MASON: Could we have a condition of
8 getting code?

9 MR. EINGORN: In order to do their
10 fit-out and everything, they'd have to get a
11 construction permit especially to open up that wall
12 for the --

13 MS. MASON: Right. I mean, for us to
14 approve the variance.

15 MR. EINGORN: I don't think code
16 enforcement and construction is going to give them a
17 permit to do construction for something that hasn't
18 been approved. He has to come to us first.

19 MR. HERNANDEZ: I want to reiterate that
20 the cars that are coming in, that they're being shut
21 off immediately as they come into the working area.

22 MR. EINGORN: Any other questions?

23 MS. RIVERA: Is he going to get a permit
24 to cut this off?

25 MR. EINGORN: We could require that. The

1 Board can require that. So you don't have to ask
2 him. You can just tell him.

3 MR. HERNANDEZ: Yes, I understand.

4 MR. EINGORN: Any other questions?

5 CHAIRMAN HANCE: No.

6 MR. EINGORN: Open to the public?

7 CHAIRMAN HANCE: Open to the public.

8 MR. EINGORN: Anybody here tonight in the
9 public that would like to be heard on the application
10 regarding 1128 Haddon Avenue? The applicant is
11 requesting sale, installation and distribution of
12 vehicle accessories and electronic systems.

13 Hearing none, seeing none, we'll close the public
14 portion.

15 The applicant is here tonight seeking use
16 variance approval and off-street parking variances,
17 as well as a sign variance -- we didn't ask about the
18 sign -- to use the property for sale, installation
19 and distribution of vehicle accessories and
20 electronic systems. The Board has heard the
21 testimony regarding the property. I do have one
22 question before we get any further. Is this the side
23 of a house? What is this area?

24 MR. HERNANDEZ: That's the parking.

25 MR. EINGORN: Where is this? Is it

1 beside a house? Is it beside a church?

2 MR. HERNANDEZ: It's next to a
3 restaurant. It used to be a restaurant. This is our
4 building. There's an empty space here and then their
5 lot, the parking lot is right here next to this
6 house.

7 MR. EINGORN: Okay. What's on the other
8 side of that house?

9 MR. HERNANDEZ: It used to be a
10 restaurant right next to it.

11 MR. EINGORN: Okay. Did the Board get
12 that?

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: So the parking is between
15 this house and that formerly restaurant in that space
16 there.

17 CHAIRMAN HANCE: So why are they showing
18 us this?

19 MR. EINGORN: Because that's the picture
20 of the parking that's in between that. They got the
21 lease for that.

22 So the Board heard the testimony and my
23 questions. So now the Board needs to do a discussion
24 of the Positive and Negative Criteria related to the
25 use variance, as well as the bulk variance requests

1 and then make a motion.

2 VICE-CHAIRMAN STILL: We are all for
3 business, improvements in the area, improvements on
4 infrastructure. But I personally don't think that
5 this building is fit for that type of work they want
6 to do. Yes, I understand cars would be coming in and
7 shutting off. Looking at the building, it does not
8 look like this building is built for this and it's
9 too many what-if's for me; too many questions to say
10 yes for me.

11 MS. SPENCER: I would say the same thing.
12 Like I said before, neither curbs are cut, the one in
13 front of the building nor the parking lot. So that
14 would already be two more things that need to be
15 done. Yes, his business is there but it's also a
16 residential. There's kids that walk to and from
17 school. And with cars just coming in and out, it's
18 just, you know, something can happen.

19 MS. MASON: You have the right mindset,
20 small business. We're not trying to knock that down.
21 But, again, we have to think safety first, the use.
22 Taking everything into consideration. Again, I agree
23 as far as, it's a good business idea. That location
24 just doesn't seem like the right fit for your
25 business idea.

1 But we're not going against your
2 business. It's a great idea and it's something
3 surely that's needed. But reconsidering the actual
4 property of doing that business is probably the best
5 thing to do as far as next steps. This building
6 right here, I agree with my colleagues, it just
7 doesn't feel like it's the best fit for the actual
8 business.

9 VICE-CHAIRMAN STILL: Motion to deny.

10 MS. MASON: Second.

11 MR. EINGORN: We have a motion to deny
12 and a second. Remember that any vote in favor of the
13 motion is in favor of denial. Any vote against the
14 motion is against denial. We'll take a roll-call
15 vote. Chairman Hance.

16 CHAIRMAN HANCE: No.

17 MR. EINGORN: Vice-Chairman Still.

18 VICE-CHAIRMAN STILL: Yes is for denial,
19 right?

20 MR. EINGORN: Yes.

21 VICE-CHAIRMAN STILL: Yes.

22 MR. EINGORN: Ms. Nunez.

23 MS. NUNEZ: Yes.

24 MR. EINGORN: Ms. Rivera.

25 MS. RIVERA: No.

1 MR. EINGORN: Ms. Moss.

2 MS. MOSS: Yes.

3 MR. EINGORN: Ms. Spencer.

4 MS. SPENCER: Yes.

5 MR. EINGORN: And Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: Having five in favor of
8 denial and two opposed, the application has been
9 denied. Sorry.

10 The next matter is Antonio M.
11 Duran-Aracena, 1243 Liberty Street.

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

14 MR. DURAN-ARACENA: I'm sorry. I no
15 understand English.

16 MR. EINGORN: You need to have somebody
17 here with you. We need you to come back with
18 somebody who can help you speak English.

19 MS. MUHAMMAD: Can Josh help us out?

20 MR. HERNANDEZ: Yes.

21 MS. NUNEZ: Thank you, Josh.

22 MR. EINGORN: Mr. Josh, would you raise
23 your hand?

24 MR. HERNANEZ: Yes.

25 MR. EINGORN: Do you swear/affirm that

1 the interpretation that you'll provide tonight, will
2 be true and accurate to the best of your knowledge
3 and ability?

4 MR. HERNANDEZ: Yes.

5 MR. EINGORN: Thank you. Can you state
6 your name and address for the record.

7 MR. HERNANDEZ: Josh Hernandez, 4414
8 Baker Avenue, Pennsauken, New Jersey.

9 MR. EINGORN: Mr. Duran-Aracena, raise
10 your right hand. I'll tell you, you tell him, he
11 tells you and you translate.

12 Would you raise your right hand, please.

13 - - -

14 ANTONIO DURAN-ARACENA, having first been
15 duly sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. EINGORN: Name and address for the
19 record.

20 MR. DURAN-ARACENA: Antonio
21 Duran-Aracena, 1243 Liberty Street, Camden, New
22 Jersey.

23 MR. EINGORN: I'm going to read the
24 appeal for zoning so we can move this a little
25 quicker. Name and address of the applicant is

1 Antonio Duran. He lives at 1243 Liberty Street,
2 Camden, New Jersey. And the property is located at
3 1243 Liberty Street, Camden, New Jersey.

4 The applicant is requesting a duplex.
5 The zoning officer denied the permit because the
6 claim is due to a lack of parking but I have enough
7 space for private parking. The appeal is made under
8 the Zoning Ordinance to permit that the previously
9 required request be made. The reason why the appeal
10 should be granted are because the lots 47 & 48 meet
11 the necessary requirements.

12 So the zoning permit denial states, a
13 duplex has been denied for lot size, lot width, and
14 off-street parking where 2 1/2 spaces are required.
15 The applicant has supplied photographs. Did you take
16 these photographs?

17 MR. DURAN-ARACENA: Yes.

18 MR. EINGORN: Is this the property?

19 MR. DURAN-ARACENA: Yes.

20 MR. EINGORN: Is this a driveway?

21 MR. DURAN-ARACENA: Yes.

22 MR. EINGORN: How many cars can you fit
23 in the driveway?

24 MR. DURAN-ARACENA: Right two now but I
25 own both lots.

1 MR. EINGORN: The lot next door or the
2 lot behind?

3 MR. DURAN-ARACENA: I own the one behind
4 it and the one next to it.

5 MR. EINGORN: Are there any buildings on
6 those lots?

7 MR. DURAN-ARACENA: It's all land.

8 CHAIRMAN HANCE: Do you have pictures of
9 those lots?

10 MR. EINGORN: Is this ground yours?

11 MR. DURAN-ARACENA: Yes.

12 MR. EINGORN: The house here, is that
13 yours?

14 MR. DURAN-ARACENA: No. The one to the
15 left is and the one to the right is not.

16 MR. EINGORN: Is it an upstairs and
17 downstairs duplex?

18 MR. DURAN-ARACENA: Yes.

19 MR. EINGORN: Do you live upstairs or
20 downstairs?

21 MR. DURAN-ARACENA: First floor.

22 MR. EINGORN: Is the second floor
23 currently rented?

24 MR. DURAN-ARACENA: Two people and his
25 friend live upstairs.

1 MR. EINGORN: Both units, do they both
2 have kitchens?

3 MR. DURAN-ARACENA: Yes.

4 MR. EINGORN: Did you do the
5 construction?

6 MR. DURAN-ARACENA: I put the kitchen in
7 upstairs. The bathroom was already there.

8 MR. EINGORN: So it was a single-family
9 home when he bought it?

10 MR. DURAN-ARACENA: I didn't do permits.
11 I am now going through the zoning process. And then
12 I guess I'm going to the construction office after
13 I'm approved. I didn't know that I needed a permit
14 for it.

15 MS. MASON: Why isn't this a use?

16 MR. EINGORN: Because it's in an R-2 Zone
17 where duplexes are a permitted use.

18 CHAIRMAN HANCE: So it was a
19 single-family home and he converted?

20 MR. DURAN-ARACENA: It was a
21 single-family and then...

22 MR. EINGORN: So he's got a deficient
23 lot, size and width. And then he doesn't have enough
24 parking spaces. I'm assuming if he were to
25 consolidate the lot next door, he could potentially

1 cure all of this. Does the Board have questions for
2 the applicant?

3 MS. RIVERA: Are you going to put two
4 meters and two water tanks?

5 MR. DURAN-ARACENA: I'll be responsible
6 for the bills if he didn't do it but...

7 CHAIRMAN HANCE: So you don't have
8 separate --

9 MR. DURAN-ARACENA: Not as of right now.

10 MS. SPENCER: Is there a separate
11 entrance for the second floor like what's the layout?
12 Is it two bedrooms, living room, dining room?

13 MR. DURAN-ARACENA: There's an entrance
14 through the front door. There's a door that goes
15 upstairs and then a door that goes to his apartment.
16 And then I have an entrance on the first floor to go
17 in the back.

18 MS. MASON: I wonder if there's duplexes
19 in that area already? It looks like they're all like
20 single homes.

21 MS. SPENCER: They're all single-family
22 homes on that street?

23 MS. MASON: Yes. But, Counsel, you said
24 since it's R, duplexes are allowed.

25 MR. EINGORN: This is an R-2 Zone where a

1 duplex is a permitted use. My only point to make was
2 that legally -- I don't what the lot sizes are, but
3 potentially if the lot sizes are big enough, he could
4 do a consolidation, eliminate the variances for lot
5 size and lot width, and then he would just have to do
6 something to increase the size of the parking.
7 Probably do like diagonal parking.

8 MS. MASON: Because he said he could fit
9 two if he consolidated. If he uses the other one
10 then he can get four which would then give
11 him-- clear it all up.

12 MR. EINGORN: My point was, I don't know
13 for certain. I haven't done any of the dimensions or
14 calculation. He could potentially withdraw the
15 application, consolidate the lots and just apply for
16 his permits and see what happens.

17 MS. MUHAMMAD: Did you say withdraw?

18 MR. EINGORN: I'm not suggesting that.
19 I'm not giving any legal advice to the applicant.
20 I'm just telling the Board, he could potentially do
21 that.

22 MS. MUHAMMAD: Not make a condition?

23 MR. EINGORN: Anymore questions?

24 CHAIRMAN HANCE: No.

25 MR. EINGORN: We're going to open to the

1 public. Anybody here tonight that would like to be
2 heard on the application regarding 1243 Liberty
3 Street? Good evening, ma'am.

4 UNIDENTIFIED SPEAKER: Hello.

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

7 - - -

8 SIBBIE DAVIS, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 - - -

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

14 MS. DAVIS: Sibbie Davis, 1241 Liberty
15 Street, Camden.

16 MR. EINGORN: What would like to say?

17 MS. DAVIS: For one thing, I have a
18 petition here from the community, the people that
19 live on the street. They signed it right here.
20 I don't know who I give this to.

21 MR. EINGORN: I don't know if we can
22 accept petitions. We can accept your testimony.
23 What specifically about this project are you
24 objecting to?

25 MS. DAVIS: The first thing is, when he

1 first moved in here into the house, I asked him, I
2 said, is this going to be a single-family house? He
3 told me, yes. So the next thing I know, all through
4 the night, in the middle of the night, 10, 11, 12
5 o'clock, they're building and building and building
6 stuff all with noise. My mother is 91 years old and
7 they're making noise all through the night. He got
8 about nine or ten people living in there already. He
9 had no permits at all. I don't know if there's smoke
10 detectors. I don't know if there's a firewall.

11 He got a kitchen upstairs. I smell
12 everything that comes through in my bedrooms. The
13 walls are very thin. You hear everything. They have
14 the music blasting. Everything is coming in. The
15 gates, the back -- he only has one entrance. When
16 they had people living in here, I had to call the
17 cops because in the middle of the night, three
18 o'clock in the morning, one of his tenants, they got
19 stuck in the house. They couldn't get out of the
20 house.

21 It's only one way they got out of there
22 for the people that live upstairs. It only goes
23 straight up the steps. It's only one way. There's
24 no other way for them to get out of there. He got
25 bars on the back of the house. I had to call the

1 cops. They had to call fire department. They had to
2 call the police to get them out of there. People
3 kicking in the door at three o'clock in the morning
4 and the police asked them, can you get another way
5 out? They said no. They ain't have another way out.

6 When it was time for trash, they was
7 putting trash in front of my house. They was putting
8 trash on the porch. How are you going to running all
9 of that if your tenants are doing all that? And then
10 when they park, they are parking all in front of the
11 house. I have my mother and trying to get her to the
12 car, I can't even get there. They sitting in here
13 working on cars. The guys, they just work on cars
14 all day. How in the world is it all that? And then
15 he wants two-and-a-half parking spots? How am I
16 suppose to get my mother in the house?

17 MR. EINGORN: Just so you understand,
18 he's not asking for two-and-a-half spots out front.
19 He's required by the ordinance to have two-and-a-half
20 parking spaces like on his lot. So if you were to
21 drive into his --

22 MS. DAVIS: Well, he do have a lot. He
23 can drive into the lot.

24 MR. EINGORN: Right. I just want you to
25 know, he's not asking for two-and-a-half street

1 parking spots. That's not what's happening.

2 MS. DAVIS: But the house, it has always
3 been single, a single rowhouse. And I thought it was
4 an ordinance that once it was a single, you can't
5 turn into an apartment.

6 MR. EINGORN: So he's here tonight asking
7 for permission to turn it into a duplex. I will
8 explain it to you so you understand. Not because
9 a duplex isn't allowed. He's technically allowed to
10 have a duplex under the zoning ordinance in the R-2
11 Zone. The issue is, his lot size and lot width don't
12 meet what are called the bulk area requirements.
13 What are required size-wise to have for a duplex.
14 He also doesn't meet the off-street parking
15 requirements because he only has two spaces in his
16 driveway.

17 But he really needs two-and-a-half or
18 three. You're not going to have half a car. Right?
19 And so that's why he's here. He needs -- not because
20 he's not allowed to have a duplex. He's allowed to
21 have a duplex. He's not allowed to have a duplex
22 here where the lot is too small and he doesn't have
23 enough parking. That's why he's here.

24 MS. DAVIS: I understand that. And then
25 when he said he own a lot -- that he owns that house

1 and that lot whatever side he owns, he said he had
2 three lots. There's nothing else back there but a
3 back yard. So how he gets three lots out of two, I
4 don't get that. He's saying he has three but he
5 don't have three. He only has two. He has the
6 driveway and then he have the house. And he got
7 tenants. But how can he make a house where he has no
8 permits. I don't know about the firewall upstairs
9 between my bedrooms. I don't know if there's any
10 fire safety, any fire extinguishers. Do he got any
11 fire, what do you call them --

12 MR. EINGORN: Smoke detectors.

13 MS. DAVIS: For safety. Like I said, I
14 have a 91-year-old mother and if something happens in
15 that house, how am I going to get her out of there?

16 MR. EINGORN: So your concerns are valid.
17 Those concerns are for the construction official.
18 And in order to get before the construction official
19 so that person can inspect all the work, he's got to
20 get a zoning permit. And he never got the zoning
21 permit.

22 MS. DAVIS: Cause I have been up there a
23 couple of times. I've been up to City Hall and I was
24 complaining about it and complaining about it. He
25 had put red stickers up there. Every time he put

1 them up there, he tore them down.

2 MR. EINGORN: Right. So that's part of
3 the issue is, he didn't get to the inspection portion
4 of this because he never got through the portion of
5 it which said, hey, you can have this duplex so now
6 you can go get your construction permits.

7 MS. DAVIS: But don't you need a permit
8 before you start doing the construction?

9 MR. EINGORN: Correct.

10 MS. DAVIS: So he didn't do it. He did a
11 full bathroom and stuff downstairs. And my basement
12 got flooded because of he was doing something over
13 there. And I told him, I said, listen, you just
14 flooded my basement. He said, oh, I'm sorry but he
15 didn't compensate me for my basement. I got my cell
16 cause I took my cell phone and I was using my cell
17 phone. But he understands some English. He do
18 understand some English because I talked to him.

19 MR. EINGORN: We heard that just now when
20 he responded to some of the questions in English.
21 Whether or not he speak English really isn't the
22 issue for us.

23 MS. DAVIS: I know that part but I'm just
24 saying --

25 MR. EINGORN: I understand your

1 frustration. And the frustrations are valid. That's
2 why he's here. He got caught with his hand in the
3 cookie jar and now he's trying to go back and get the
4 permits he should have got before he started. Right?

5 MS. DAVIS: Right.

6 MR. EINGORN: That's what's going on.
7 Anything else you want to add?

8 MS. DAVIS: I have my other neighbor
9 here.

10 MR. EINGORN: Let's assume for purposes
11 of this discussion that he had come here first and
12 just didn't start the process, would you object to
13 this duplex based upon the off-street parking, the
14 lot size, the lot width; those types of things?

15 MS. DAVIS: Well, we have enough going on
16 on that street right now. We got off-street. Our
17 area is so full of drugs right now. And having
18 people coming in and out that you don't know all the
19 time. And he said he only have two people living in
20 that house now. He has more than two people living
21 in that house. You have about nine or ten people in
22 that house right now.

23 MR. EINGORN: Understood. Anything else?
24 I don't want to cut you off. I want to get it all on
25 the record.

1 MS. DAVIS: I'm just saying that I don't
2 understand what your laws is; with how you all are
3 doing the laws.

4 MR. EINGORN: Right. So the Board will
5 make a decision whether or not they believe they can
6 grant the bulk variances that are requested for lot
7 size, lot width and off-street parking based upon the
8 facts presented in the legal standard.

9 MS. DAVIS: But if they only had one way
10 out, I thought apartments had to have two ways
11 out.

12 MR. EINGORN: In order to get their
13 permits and everything, they'll have to comply with
14 all the Fire Marshall requests; whatever the Fire
15 Marshall will have to inspect it and make a
16 determination. The Construction Official -- he'll
17 have to get a construction permit. So there's a long
18 way from here to there if the use is granted, the
19 application. I appreciate you showing up.

20 MS. DAVIS: Okay. Thank you.
21 I don't know if he is going to be able to do a garden
22 because, I mean, probably because he's got nothing
23 but a garden full of vegetables and stuff all over
24 the whole yard. How in the world is he going to do
25 that? It's not like an area that -- we got an area

1 where we could have raccoons, rats, and everything.
2 Now, come on now. That don't make no sense. You're
3 going to have all these people in the house and I'm
4 going to have it in my house all the time. I have to
5 get an exterminator and everything else. That's not
6 right.

7 MR. EINGORN: Thank you. Anybody else
8 tonight in the public that like to be heard on the
9 application regarding 1243 Liberty Street? Hearing
10 none, we'll close the public portion.

11 Sir, you can come back up. Does the
12 Board have any other questions for the applicant?

13 CHAIRMAN HANCE: No.

14 MR. EINGORN: Okay.

15 MR. DURAN-ARACENA: I have a letter.

16 MR. EINGORN: The applicant has handed me
17 a copy of a PSE&G Residential Electric Load Data
18 Inquiry for the property. It doesn't show anything
19 other than the fact that he filled in --

20 MS. DAVIS: There's no two meters in that
21 house. It's only one meter.

22 MR. EINGORN: He admitted that. Thank
23 you. But this doesn't show anything other than the
24 fact that he filled in the top portion of it.

25 The Board has heard the application and

1 from the members of the public regarding the proposed
2 duplex and the requested variances. Unless the Board
3 has any additional questions, it should do a
4 discussion of the Positive and Negative Criteria and
5 make a motion.

6 MS. MASON: I mean, the application is, I
7 think we should base it off the application. And it
8 is in regards to the lot, the lot size and the lot
9 width and then the off-street parking. I think he
10 addressed the off-street parking with the two lots.
11 I'm not sure where that goes from there as far as the
12 lot size. But I think the second requirement for
13 off-street-parking sounds like it has been or it will
14 be satisfied.

15 CHAIRMAN HANCE: I'm happy that he came
16 up to try to get it right. But I would like to see
17 if he owns those lots. That would be my only issue
18 with this application, if he owns the lots. Does he
19 have the lots? Also, pictures of the inside of the
20 house.

21 MR. DURAN-ARACENA: No.

22 MR. EINGORN: Let the record reflect that
23 the applicant has presented a deed dated February 23,
24 2023 where the property was deeded to him, Block
25 1320, Lot 47 & 48. So 47 presumably is contiguous

1 to 48. It's only the first page. I don't have the
2 'signature lines' and 'prepared-by-lines' not
3 signed. I'm going to keep this. This is mine now.

4 MR. DURAN-ARACENA: You can keep
5 them.

6 MR. EINGORN: I'm keeping it anyway.
7 The applicant also gave us page 2. So now we have
8 the deed for the contiguous lots. I will give it
9 Evita for the file. And we'll mark it A-1 to the
10 application.

11 (Whereupon Exhibit No. A-1, Deed, was
12 marked for identification.)

13 MS. MASON: So now he's provided
14 proof that he owns those lots?

15 MR. EINGORN: Yes.

16 MS. MASON: What's our next step?

17 MR. EINGORN: Discussion and a motion or
18 you decide you need more information, or you could
19 impose conditions. Conditions could be, he's got to
20 get compliance, have the fire inspector walk through
21 the property, construction official inspect
22 everything. Comply with requests for sound deadening
23 materials between the properties to make sure there's
24 proper fire wall and smoke mitigation for the
25 additional kitchen. Consolidation of the lots for

1 purposes of making the parking. I mean, this is your
2 world. You can make the conditions as you see fit.

3 MS. SPENCER: I kind of think like the
4 Chairman said, especially with just adding a kitchen
5 to a second floor, is not that simple as gas lines
6 and all of that. So seeing pictures I think would
7 definitely help; maybe ease some.

8 MR. EINGORN: You have to take into
9 consideration that there's somebody living next door
10 who is affected by all of these items. She's here
11 tonight saying, hey, none of this complies and it's
12 ruining my quality of life.

13 VICE-CHAIRMAN STILL: My testimony is,
14 the testimony from the neighbor is totally justified.
15 But there are a lot of things that we, as the Zoning
16 Board, are not responsible for. Right? I agree, all
17 those conditions for the betterment of life are
18 necessary. And, so, I think that if we are to grant
19 this, those conditions are absolutely necessary;
20 those licenses from the fire department,
21 building, construction, all of it, everything you
22 mentioned, needs to be in compliance before something
23 like that is granted.

24 MR. EINGORN: I mean, the Board can't
25 force the applicant to sell the property. So he's

1 going be there as long as he wants to. But the Board
2 can do what it can to at least mitigate the damage
3 that is potentially occurring based upon the fact
4 that he's trying to convert this property.

5 VICE-CHAIRMAN STILL: And make sure that
6 he takes responsibility for those actions.

7 MR. EINGORN: Yes.

8 CHAIRMAN HANCE: And get everything
9 inspected.

10 MS. NUNEZ: I agree too.

11 MS. MASON: Should we make the motion
12 for --

13 MR. EINGORN: I can't tell you whether or
14 not to make the motion to grant it or not. But what
15 I can tell you is that, to the extent that, you know,
16 the Board's inclined to grant it so that the quality
17 of life can be improved for the neighbor. I would
18 impose conditions, as many conditions as you think
19 are necessary to make this house compliant and safe
20 for everybody who is living in an adjoined property.
21 I'm assuming there's other houses next door that go
22 down the line. You have an issue here that could
23 affect everybody down the road.

24 MS. MASON: I don't know if the Board
25 feels the same way but along with the conditions as

1 far as the inspection, I feel as though we need to
2 also see pictures. I know we mentioned that. But do
3 we need to see pictures; bring it back; to be able to
4 see what's more going on in the house?

5 MR. EINGORN: The only issue you run into
6 is, the longer you delay his ability to fix these
7 issues, the more the neighbor is going to have to
8 live with the conditions that are currently there.

9 MS. MASON: Understood.

10 MR. EINGORN: So it's a double-edge
11 sword. You want to see what's on the inside. But at
12 the same, you want him to clean up his act because
13 he's harming other people in the neighborhood.

14 MS. MASON: I would make the motion that
15 we approve it with all of the conditions that was
16 mentioned in terms of the inspections.

17 MS. SPENCER: Second.

18 MR. EINGORN: Hold on. We got to outline
19 the conditions. 1. Fire inspection and comply with
20 fire official recommendations. 2. Do construction
21 inspections. 3. Noise and firewall installation.
22 4. Smoke, exhaust for all emitting appliances. I'm
23 doing my best here. 5. Consolidation of lots for
24 additional parking. What was the other one, exits?

25 MS. MASON: Yes. Separate exits.

1 MR. EINGORN: 6. Separate exits for
2 units. Are those all of the conditions that are
3 being proposed with the motion?

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Okay. Do we have a second
6 on the motion with conditions?

7 CHAIRMAN HANCE: Second:

8 MR. EINGORN: We'll take a roll-call vote
9 on the motion with conditions. 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 in favor and none
24 opposed.

25 So your application has been granted.

1 However, you have conditions of your approval. You
2 have to get the Fire Marshall in there and comply
3 with everything he says you have to do. You have to
4 get the construction official in there and comply
5 with his impressions and his requirements. You have
6 to install noise and firewall materials so that the
7 neighbor doesn't hear you and doesn't have their
8 house burn down if there's a kitchen fire of some
9 sort.

10 You got to properly exhaust all the
11 appliances that need it so that smoke doesn't go next
12 door. So that when you're cooking, whatever it is
13 you're cooking, fish or whatever it may be, popcorn,
14 she can't smell it.

15 MS. MOSS: Does he understand you?

16 MR. EINGORN: I don't know, but I'm
17 telling him. Do you understand what I'm saying?

18 MR. DURAN-ARACENA: No.

19 MR. HERNANDEZ: I'll explain it to him
20 like that half really quickly plus the lots.

21 (Translator recites all conditions in Spanish)

22 MR. EINGORN: And then the Board would
23 like to see a separate entrance so if you could make
24 it for the rear of the property so people can get out
25 in case of a fire. Right?

1 MR. HERNANDEZ: That'll be a
2 construction --

3 MR. EINGORN: Is there already a back
4 door?

5 MR. HERNANDEZ: He said there is a back
6 door downstairs. I'm assuming that will be something
7 that the construction official he won't pass.

8 MR. EINGORN: And the fire official.

9 MR. HERNANDEZ: And the fire official. I
10 told him he has to get all of the permits from the
11 construction office. If not, you guys -- do you guys
12 give him a time frame in order for him to get all
13 that stuff done there?

14 MS. MUHAMMAD: He just won't have a
15 permit.

16 MR. EINGORN: He won't get a permit.

17 MR. HERNANDEZ: I'm assuming that when
18 the Resolution is adopted, he'll go to construction.

19 MS. MASON: Counsel, I have a question.
20 They don't have a time frame?

21 MR. EINGORN: Excuse me?

22 MS. MASON: Is there a time frame to meet
23 all these conditions?

24 MR. EINGORN: No. I mean, he's going to
25 have to put in his application for his permits and

1 get his inspections and all that stuff. I'm assuming
2 he's going to want to live there so he's going to
3 want to do it as soon as possible.

4 MR. HERNANDEZ: Yes, because they're
5 going to send out a letter obviously now from the
6 construction department.

7 MS. MUHAMMAD: All of the conditions are
8 going to be outlined.

9 MR. EINGORN: We'll get the list in the
10 Resolutions. Thank you for your help, Mr. Hernandez,
11 translating. We appreciate it.

12 MR. HERNANDEZ: You're welcome.

13 MS. MUHAMMAD: Please have someone who
14 can speak English and call me this week, if you have
15 any questions.

16 MR. DURAN-ARACENA: Okay.

17 MR. EINGORN: We will make a two-minute
18 break.

19 (Proceedings are off the record at
20 9:20 p.m.)

21 (Proceedings are back on the record at
22 9:25 p.m.)

23 MR. EINGORN: The next matter is Rocky
24 Thach, 2760 Federal Street. How are you doing?

25 MR. THACH: Good.

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

3 - - -

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

7 - - -

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

10 MR. THACH: Rocky Thach, 2760 Federal
11 Street, Camden, New Jersey 08105.

12 MR. EINGORN: Mr. Thach, you own the
13 property at 2760 Federal Street?

14 MR. THACH: Yes.

15 MR. EINGORN: Do you live there?

16 MR. THACH: No.

17 MR. EINGORN: So downstairs you have a
18 nail salon?

19 MR. THACH: Yes, sir.

20 MR. EINGORN: And upstairs you have a
21 rooming house?

22 MR. THACH: Yes.

23 MR. EINGORN: And how many people?

24 MR. THACH: Three.

25 MR. EINGORN: Three people in the rooming

1 house.

2 MR. THACH: Yes.

3 MR. EINGORN: Is it three bedrooms?

4 MR. THACH: Yes.

5 MR. EINGORN: And one kitchen?

6 MR. THACH: Yes.

7 MR. EINGORN: How many bathrooms?

8 MR. THACH: Two full bathrooms.

9 MR. EINGORN: Do you have any
10 off-street-parking?

11 MR. THACH: Parking in the street.

12 MR. EINGORN: Just street parking?

13 MR. THACH: Yes.

14 MR. EINGORN: Did you take these
15 photographs?

16 MR. THACH: Yes.

17 MR. EINGORN: And this is the front of
18 the building?

19 MR. THACH: Yes.

20 MR. EINGORN: Is this entrance here, is
21 this for the rooming house?

22 MR. THACH: Yes.

23 MR. EINGORN: This is the inside of the
24 nail salon?

25 MR. THACH: Yes.

1 MR. EINGORN: Is this the first bedroom?

2 MR. THACH: Yes.

3 MR. EINGORN: With the keyboard?

4 MR. THACH: Yes.

5 MR. EINGORN: This is the second bedroom
6 with the Marilyn Monroe?

7 MR. THACH: Yes.

8 MR. EINGORN: And this is the third
9 bedroom? They don't like decorations.

10 MR. EINGORN: I got one bathroom?

11 MR. THACH: Yes. That's upstairs.

12 MR. EINGORN: This is the kitchen?

13 MR. THACH: Yes.

14 MR. EINGORN: And this is the other
15 bathroom?

16 MR. THACH: Yes.

17 MR. EINGORN: So there's one bathroom --
18 is it two floors?

19 MR. THACH: Yes. The second floor, one
20 bedroom. And the first floor, one bedroom with a
21 kitchen.

22 MR. EINGORN: What are the hours of your
23 nail salon.

24 MR. THACH: Nine to seven.

25 MR. EINGORN: Do any of your tenants have

1 vehicles?

2 MR. THACH: One of them.

3 MR. EINGORN: One car?

4 MR. THACH: Yes.

5 MR. EINGORN: So the applicant is here
6 tonight seeking a use variance for a rooming house.

7 MR. THACH: Yes.

8 MR. EINGORN: And a bulk variance for
9 off-street parking. He needs two-and-a-half spaces
10 but has zero. He has supplied the photographs and
11 floor plans. And does the Board have questions?

12 CHAIRMAN HANCE: How long have you owned
13 the nail salon?

14 MR. THACH: I think it's like 18 years.
15 Before that it was like the previous owner and then I
16 bought it and it's like 18 years.

17 CHAIRMAN HANCE: How long have you had
18 the rooming house upstairs?

19 MR. THACH: It's like -- it has been
20 before like when I come in and like you know --

21 CHAIRMAN HANCE: About like four, five
22 years?

23 VICE-CHAIRMAN STILL: How long? How many
24 years?

25 MR. THACH: Ten years. They live there

1 unless I sell the house.

2 MS. SPENCER: So the kitchen is on the
3 first floor?

4 MR. THACH: Yes.

5 MS. NUNEZ: So you've had a rooming house
6 for ten years?

7 MR. THACH: Yes. One room and his son
8 come and live together like a couple of years ago.

9 MS. NUNEZ: There was a family living
10 there? Or is it --

11 MR. THACH: It's like a friend -- the dad
12 and the son and a friend.

13 MR. EINGORN: And you charge them rent
14 separately?

15 MR. THACH: Yes.

16 MS. SPENCER: So they have access to the
17 first floor and the second floor but just not the
18 nail salon portion?

19 MR. THACH: Yes.

20 MS. NUNEZ: You said you have this for
21 ten years. Why didn't you apply before?

22 MR. THACH: I come like before and then I
23 didn't know like I had to come every year and then
24 I come and they charged me like two years ago. I got
25 a penalty. I've been -- I applied two years ago and

1 they changed --

2 MS. MUHAMMAD: What office are you
3 talking about? What office did you apply to?

4 MR. THACH: 101.

5 MS. MUHAMMAD: 101?

6 MR. THACH: Yes. And then two years ago
7 like 222 accepted my --

8 MS. MUHAMMAD: It wasn't coming to zoning
9 that's why. He was going to a different office.

10 MR. THACH: And then I come to pay for
11 the fee every year and then they changed.

12 MS. MUHAMMAD: And they made you start
13 getting zoning, right?

14 MR. THACH: Yes.

15 MR. EINGORN: He was getting rental
16 approval; is that what it was?

17 VICE-CHAIRMAN STILL: What is he saying?

18 MR. EINGORN: So what he's saying is that
19 he was going and getting the rental licenses. And at
20 the time, the rental license department, they were
21 doing their inspections whatever and giving out the
22 licenses but they weren't checking to see if any of
23 these apartments were legal, including rooming
24 houses, duplexes, triplexes, whatever it may be. And
25 they have since coordinated. And now when these

1 applications come in, they go to zoning and say, hey,
2 is this legal. When they say, no, they get cited and
3 have to come in for approvals.

4 VICE-CHAIRMAN STILL: Did he say he had
5 been in for approval for it?

6 MR. EINGORN: You haven't been here
7 before?

8 MR. THACH: Yes.

9 MR. EINGORN: Before the Zoning
10 Board?

11 MR. THACH: Yes.

12 MR. EINGORN: You've been here?

13 MR. THACH: Before the zoning, yeah.
14 It's two years ago I come and pay the fee like every
15 year.

16 MS. MUHAMMAD: No. He's talking about
17 101.

18 MR. EINGORN: You're talking about the
19 rental approval, right?

20 MR. THACH: Yes.

21 MR. EINGORN: Not here before us?

22 MR. THACH: Oh, not here.

23 MR. EINGORN: Okay. Any other
24 questions?

25 MS. SPENCER: How do they get in again?

1 Was it that other entrance downstairs, the nail salon
2 door and the other door?

3 MR. THACH: The nail salon and the back
4 door, yeah.

5 MS. SPENCER: They go out the back door?

6 MR. THACH: Yes, on the other side.

7 MS. SPENCER: This door?

8 MR. THACH: Yes.

9 MS. SPENCER: So down the side of the
10 nail salon?

11 MR. THACH: Yeah. It's like between the
12 house and the alleyway.

13 MS. SPENCER: The walkway?

14 MR. THACH: Yes.

15 MR. EINGORN: Any other questions?

16 CHAIRMAN HANCE: No.

17 MR. EINGORN: Open to the public?

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Anybody here tonight in the
20 public that would like to be heard regarding the
21 application of 2760 Federal Street?

22 UNIDENTIFIED SPEAKER: Yes.

23 MR. EINGORN: If you could just grab a
24 seat right there and we'll these people and then
25 we'll bring you back. Who wants to go first?

1 UNIDENTIFIED SPEAKER: Us. We're
2 sisters.

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

5 - - -

6 DELIAH WALLS; JOANNA MARTINEZ; JUSTINO
7 VELAZQUEZ, having first been duly sworn/affirmed, was
8 examined and testified as follows:

9 - - -

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

12 MS. WALLS: My name is Deliah Walls, 848
13 Forklanding Road, Cinnaminson, New Jersey 08077.

14 MS. MARTINEZ: My name is Joanna
15 Martinez, I live at 4707 Sherwood Terrace,
16 Pennsauken, New Jersey 08109.

17 MS. WALLS: We're both here on behalf of
18 my mother's house which is 2758 Federal Street.

19 MR. EINGORN: If you don't live in the
20 house, you can't show up for mom because you're not a
21 lawyer. Well, I used to stay there and then I left.

22 MR. EINGORN: You used to stay there?

23 MS. WALLS: Yeah.

24 MR. EINGORN: But you don't own the
25 property and you don't live there?

1 MS. WALLS: We do own the property
2 because my mom just -- she died.

3 MR. EINGORN: Okay. So you do own the
4 property?

5 MS. WALLS: Yes.

6 MR. EINGORN: Okay. That's a different
7 story.

8 MS. WALLS: We do own the property
9 because my mom is deceased now.

10 MR. EINGORN: And the gentleman in the
11 back, did you give your name and your address?

12 UNIDENTIFIED SPEAKER: No.

13 MR. EINGORN: Do that now.

14 MR. VELAZQUEZ: Justino Velazquez, 4707
15 Sherwood Terrace.

16 MS. MARTINEZ: He's my husband.

17 MS. WALLS: I get that -- we got a letter
18 and I know he's applying for, I guess, parking or
19 something?

20 MR. EINGORN: He's applying for a use
21 variance first. That's for the rooming house.
22 Rooming houses are not allowed in the City of Camden
23 under the zoning ordinance. So every rooming house
24 needs to come before this Board and ask for
25 permission.

1 Then he's also asking for a bulk
2 variance for off-street-parking. The ordinance
3 requires that he have at least two-and-a-half parking
4 spaces. Off-street, meaning, like not in front of
5 the house but like in a driveway or a garage, or
6 something like that. But he as zero. I mean, it
7 sounds like a big deal but it can be a big deal but
8 it's pretty common, right?

9 MS. WALLS: Yes.

10 MR. EINGORN: It's an old city. Its
11 wasn't really planned for cars.

12 MS. WALLS: Okay. So we're here because
13 we feel as though that it's not a great idea for like
14 off-street parking since we've been there for 45
15 years. We do have a cut-up curb there. But my mom
16 used to have a parking garage back there. And after
17 time, it did fall apart so we do have foundation --
18 it's a gate that separates cause we're actually
19 adjacent to his property. So it is a gate that
20 separates the walk -- like if people walk through
21 from his back to the front. So there is not a lot of
22 space if he wanted a vehicle back there or needed
23 parking space back there.

24 MR. EINGORN: He's not asking to use your
25 parking.

1 MS. WALLS: No, no. But I'm saying like
2 if he tried to utilize. Nothing like that.

3 MS. MUHAMMAD: He's not even parking a
4 car on that.

5 MS. WALLS: So we're just here because we
6 were concerned first about the parking which we
7 didn't really know since we just got this letter.

8 MR. EINGORN: Yes, not problem.

9 MS. WALLS: So we were just based on --
10 I'm trying to figure out what he was trying to
11 actually go for?

12 MR. EINGORN: So what he's saying is,
13 hey, I have a rooming house and I'd like to continue
14 to use the rooming house but I never got permission
15 from us to do it.

16 MS. WALLS: Right.

17 MR. EINGORN: And then he's saying, hey,
18 I have no parking on my lot and I want you to allow
19 me to use this property without that parking.

20 MS. WALLS: Okay.

21 MR. EINGORN: My people and my tenants
22 and my customers, they will park on the street but I
23 can't provide any parking in a lot, in a driveway or
24 anything of that nature. He's asking for permission
25 to do that.

1 MS. WALLS: Okay. That's why we came
2 because we weren't sure cause we got this last minute
3 so we weren't sure exactly about all this zoning an
4 weren't explained and we really didn't know what that
5 meant. That's why we're here today. We wanted to
6 know. So that it's not affecting our property with
7 his.

8 MR. EINGORN: The notice can be short
9 because it's a 10-day. He only has to send it by
10 law. He has to send it 10 days prior. So like
11 depending on how quickly the mail service acts, you
12 can get it sooner rather than later or later than
13 sooner. It's only required that he send it 10 days,
14 not that you received it.

15 MS. WALLS: Okay.

16 MR. VELAZQUEZ: The problem with that is,
17 that were on vacation. We went out on the 20th and
18 we just came back on the 4th and we just got that.

19 MS. WALLS: We're weren't sure so we like
20 actually prepped today. We're like, oh my God, what
21 does this mean? And we didn't have a chance to
22 really call City Hall or really speak to someone that
23 can clarify what this notice meant. So that's why we
24 are here today. That's our first time.

25 MR. EINGORN: Welcome to the Zoning

1 Board.

2 MS. WALLS: We were like, oh, okay, let's
3 see what this is about. So we just needed
4 clarification, that's all.

5 MR. VELAZQUEZ: Between his property and
6 my mother-in-law's property, you got the walkway for
7 the tenants in the back or whatnot. My
8 sister-in-law, she lives there now. So he uses the
9 yard. He got the entrance to get rid of his trash.

10 MS. WALLS: We were just concerned,
11 that's all.

12 MR. VELAZQUEZ: So I was concerned, okay,
13 he's going to get parking. The only way in and out
14 is through there.

15 MR. EINGORN: Yes. That's not what he's
16 asking. Glad you had good vacation.

17 MS. MARTINEZ: It was two weeks in Puerto
18 Rico. We just came back. We appreciate your time in
19 explaining.

20 MR. EINGORN: Was there anybody else?

21 UNIDENTIFIED SPEAKER: My wife got a
22 letter.

23 MR. EINGORN: Come up for a second.
24 We'll clear this up in two seconds.

25 MR. EINGORN: Would you raise your right

1 hand, please.

2 - - -

3 URUSOLITE COLLINS, having first been duly
4 sworn/affirmed, was examined and testified as
5 follows:

6 - - -

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

9 MS. COLLINS: Ursolite Collins, 2757
10 Carman Street, Camden, New Jersey 08105.

11 MR. EINGORN: So you live down the
12 street?

13 MS. COLLINS: I live behind him.

14 MR. EINGORN: Your question was the same
15 about the parking?

16 MS. COLLINS: Yes, but I received a
17 letter so --

18 MR. EINGORN: He has to serve everybody
19 in 200 feet of the property.

20 MS. COLLINS: Oh.

21 MR. EINGORN: So it's a lot of letters.

22 MS. COLLINS: That was our concern.

23 MR. EINGORN: Everybody within 200 feet.

24 MS. COLLINS: Cause we was all confused
25 like what is this for? We thought, was he going to

1 add the parking behind his property or what?

2 MR. EINGORN: He's not asking to park
3 anywhere really. He's saying, I don't want to have
4 provide the parking on my property. That's all.

5 MS. COLLINS: Thank you.

6 MR. EINGORN: Have a good night.

7 Mr. Thach, come on back. We're going to
8 close the public portion because I don't see anybody
9 else.

10 The applicant is here tonight and he's
11 seeking a three-bedroom rooming house above a nail
12 salon or next to a nail salon, adjacent to a nail
13 salon, whatever. They're on the same lot. He's
14 owned the property for 18 years and 10 years as a
15 rooming house. He's getting approvals and he has
16 three tenants. So he needs, again, a use variance
17 and an off-street parking bulk variance.

18 The Board should do a discussion of the
19 Positive and Negative Criteria and make a motion. If
20 the Board is so inclined to grant this application,
21 they could condition the approvals such that they,
22 you know, expire upon the sale of the property by
23 Mr. Thach. Or you don't have to condition or you
24 could deny it. It's up to you guys. I'm telling you
25 one way or the other. Just letting you know that

1 there are options for conditions if you so choose.

2 MS. MASON: Well, I would like to put on
3 record that we typically do not accept or approve
4 rooming homes. The City does not allow the rooming
5 homes but we do identify that there have been some
6 approvals for rooming homes. There is a Rooming Home
7 Board, I believe, as well. And so given that you
8 have this rooming home or rooming house for quite
9 some time, and the City does know about this, I
10 believe. You've been getting I guess what is it, the
11 CO's in the past year?

12 MR. THACH: Yes.

13 MS. MASON: But just this year it just
14 came up that you have to go through zoning. I think
15 that this is a different consideration in what we
16 typically do as far as rooming homes.

17 VICE-CHAIRMAN STILL: I'll add to it what
18 my colleague has pointed out. In typical situations
19 they're in residential -- they have been in
20 residential neighborhoods. And this particular case
21 it's a nonresidential neighborhood. It's in a
22 commercial area. But, again, if we are to consider
23 approval, it would definitely be under the conditions
24 of re-approval if ownership changes. Because I know
25 that if it is, in fact, granted, that conditions

1 follow that.

2 MR. EINGORN: Yes, they would run with
3 the land.

4 VICE-CHAIRMAN STILL: They would run with
5 the land but there has to be consideration or
6 conditions.

7 MR. EINGORN: Okay. Anybody else?

8 VICE-CHAIRMAN STILL: And I appreciate
9 that my colleague, Ms. Mason, pointed out that since
10 the City -- he's been getting the CO's so the City
11 knows that condition and it really makes a little
12 difference. So I make the motion to pass with
13 conditions.

14 MR. EINGORN: Do we have a second?

15 MS. MOSS: I second.

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

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: No.

23 MR. EINGORN: Ms. Rivera.

24 MS. RIVERA: Yes.

25 MR. EINGORN: Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: Ms. Spencer.

3 MS. SPENCER: Yes.

4 MR. EINGORN: And Ms. Mason.

5 MS. MASON: Yes.

6 MR. EINGORN: Having six in favor and one
7 opposed, the motion is granted with conditions.

8 Thank you, sir.

9 MR. THACH: Thank you.

10 MR. EINGORN: For the record, Ms. Mason
11 is exiting at 9:48 p.m.

12 (Tameeka Mason leaves the meeting at
13 9:48 p.m.)

14 MR. EINGORN: And last but not least, we
15 have Mr. Hernandez on behalf of Mold Service, LLC,
16 646 S. 3rd Street. We have Mr. Hernandez. Would you
17 raise your right hand, please.

18 - - -

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

22 - - -

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

25 MR. HERNANDEZ: Josh Hernandez, 4414

1 Baker Avenue, Pennsauken, New Jersey.

2 MR. EINGORN: What do you have going on
3 at 646 S. 3rd Street?

4 MR. HERNANDEZ: 646 S. 3rd Street, I'm
5 proposing a duplex.

6 MR. EINGORN: Is it a vacant lot?

7 MR. HERNANDEZ: Yes.

8 MR. EINGORN: This is the street?

9 MR. HERNANDEZ: Yes.

10 MR. EINGORN: This is another picture of
11 the lot?

12 MR. HERNANDEZ: Yes.

13 MR. EINGORN: A couple pictures of the
14 lot here. This is the house next door?

15 MR. HERNANDEZ: That's the actual
16 property.

17 MR. EINGORN: Oh this is the house?

18 MR. HERNANDEZ: Yes.

19 MR. EINGORN: And those vacant lots, do
20 you own those?

21 MR. HERNANDEZ: No. That lot, we're
22 proposing parking in the rear as you get to Beckett
23 Street in the yard. So we do have an entrance
24 through the side street that I showed there. And then
25 we also have off-street parking. There's absolutely

1 not one house on that area. I think there's one
2 house two lots --

3 MR. EINGORN: Here?

4 MR. HERNANDEZ: Yeah, that's the only
5 house on that block.

6 MR. EINGORN: Okay.

7 Is this behind a parking lot near the
8 court house or am I thinking about something else?

9 MR. HERNANDEZ: No.

10 MR. EINGORN: It looks really
11 familiar.

12 MS. SPENCER: No, not 3rd Street. It's
13 near the old daycare.

14 MS. RIVERA: Yes, the old daycare.

15 MS. SPENCER: That caught on fire, right?

16 MS. RIVERA: Yes.

17 MR. HERNANDEZ: I'm not sure.

18 MS. SPENCER: This right here is the
19 daycare that caught on fire.

20 MR. EINGORN: Okay.

21 MS. SPENCER: I think they tore it down,
22 right?

23 MS. RIVERA: Yes.

24 MR. EINGORN: So you're proposing to
25 satisfy the off-street parking by creating a lot in

1 the back?

2 MR. HERNANDEZ: In the rear. Like we did
3 on Clinton Street, we're getting rid of the actual
4 yard, doing gravel and parking.

5 MR. EINGORN: And there's enough space to
6 access down this side?

7 MR. HERNANDEZ: Yes. The cut curb and
8 the lot that you see in the back is where you enter
9 to go to the yard.

10 MR. EINGORN: Here?

11 MR. HERNANDEZ: Exactly.

12 MR. EINGORN: The application was denied
13 for lot area, width, area again, front yard, side
14 yard and impervious coverage. And then off-street
15 parking which the applicant is proposing to comply
16 with.

17 MS. MUHAMMAD: Do you have parking on
18 this?

19 MR. HERNANDEZ: No, this one is for a
20 different parking lot.

21 MR. EINGORN: We have floor plans. I see
22 those. So we have two bedrooms on the first floor
23 with one bathroom. Is that accurate?

24 MR. HERNANDEZ: Yes.

25 MR. EINGORN: And same thing for the

1 upstairs?

2 MR. HERNANDEZ: Yes.

3 MR. EINGORN: That's a lot of vacant
4 space here. Does the Board have questions?

5 MR. EINGORN: I mean, it's pretty
6 straightforward. Everybody came in here tonight and
7 said it's straightforward. The only guy that didn't
8 say it was straightforward, actually had a
9 straightforward application. Any questions? No.
10 Open to the public. I see one person sitting in the
11 back.

12 MR. HERNANDEZ: She's here for support.

13 MR. EINGORN: We'll close the public
14 portion. The applicant is here requesting bulk
15 variances for a duplex. The condition of the
16 property in the photograph, is that what it's like
17 today?

18 MR. HERNANDEZ: Yes.

19 MR. EINGORN: It needs some help?

20 MR. HERNANDEZ: Yes.

21 MR. EINGORN: And you're going to fix it
22 all up?

23 MR. HERNANDEZ: Yeah. Complete remodel.
24 We're waiting on zoning to submit all the permits.

25 MR. EINGORN: Very good.

1 So those are the requested bulk
2 variances. The applicant is proposing to provide
3 off-street-parking. So that condition could be
4 satisfied. A discussion of the Positive and
5 Negative Criteria. These do seem to be preexisting
6 nonconforming conditions. So I will leave it to the
7 Board to do a discussion and a motion.

8 VICE-CHAIRMAN STILL: Continue to develop
9 infrastructure here in the City, it's always much
10 needed, much appreciated that someone comes and have
11 the willingness to build up different communities in
12 different areas of the City. It's better than, you
13 know, blank. It's a good thing.

14 CHAIRMAN HANCE: I can say that Josh is
15 no stranger Camden. He seems to find the worse
16 places of all and brings them back to life. So he's
17 blooming back Camden which is needed. Also, he's a
18 good interpreter. When you're interpreting, it's a
19 plus.

20 I think it's a great to see Camden coming
21 back and coming back strong and ready. It's
22 important for me. Hopefully, it's important to
23 Camden. Because this is well past due and well
24 needed. You see a lot of old decrepit homes coming
25 back to life looking more beautiful than they were.

1 It's a blessing.

2 MR. EINGORN: A motion? Any other
3 discussion?

4 CHAIRMAN HANCE: Motion to pass.

5 MS. RIVERA: Second.

6 MR. EINGORN: We got a motion and a
7 second. We'll take a roll-call vote. Chairman
8 Hance.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: Ms. Rivera.

15 MS. RIVERA: Yes.

16 MR. EINGORN: Ms. Moss.

17 MS. MOSS: Yes.

18 MR. EINGORN: Ms. Spencer.

19 MS. SPENCER: Yes.

20 MR. EINGORN: Six in favor and none
21 opposed, the motion passes.

22 MR. HERNANDEZ: Thank you.

23 MR. EINGORN: The next application
24 regarding 1715 S. Broadway. Mr. Hernandez, you were
25 previously sworn.

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: We I don't need to swear
3 you again. You're here tonight proposing a 4-unit
4 apartment building?

5 MR. HERNANDEZ: Yes.

6 MR. EINGORN: With interior
7 renovations?

8 MR. HERNANDEZ: Yes.

9 MR. EINGORN: Use variance required;
10 off-street parking; site plan approval or waiver; and
11 you may need HPC approval. Did you talk to the
12 Historic Preservation yet?

13 MR. HERNANDEZ: We're not doing any
14 exterior work on that property.

15 MR. EINGORN: No exterior work. Was it a
16 gym?

17 MR. HERNANDEZ: Yeah. It used to be --
18 well, the guy had like a gym going on, I guess, like
19 a karate gym.

20 MR. EINGORN: So tell me about the
21 property currently?

22 MR. HERNANDEZ: So the property was
23 illegally converted. Everything that you see in the
24 photos was already there before I touched it. I just
25 purchased the property. I guess he may have ran out

1 of money, I'm guessing. I'm not sure what happened
2 but he did pretty much get it to what it is now.

3 And we're coming in now zoning it
4 legally. I think he was running into some legal
5 troubles with the construction office. Because
6 everything was done illegally and they found out.
7 So he was selling it and I bought it and here we are
8 today. I'm going to be turning it into what it needs
9 to be as a quad.

10 MR. EINGORN: Is there off-street
11 parking?

12 MR. HERNANDEZ: So I did purchase the
13 lots that are adjacent so I do own 1713 and I do own
14 1711 Broadway. I also own the lots across the street
15 as well. But this gives me enough parking spaces so
16 I did consolidate the deeds already and this is the
17 parking. You guys should have the drawings for
18 parking.

19 MR. EINGORN: I'm sorry. Could you tell
20 me what which ones you consolidated?

21 MR. HERNANDEZ: 1713 and 1711 are now
22 with 1715 Broadway. All three lots are now a single
23 lot?

24 MR. HERNANDEZ: They're all one lot. And
25 this is the parking for that property.

1 MR. EINGORN: Angled parking? You're
2 going to fix up what this guy couldn't fix?

3 MR. HERNANDEZ: Exactly. Yes. We're
4 submitting the permits. He only has the two -- he
5 doesn't have two electric meters. He branched off of
6 one and went to the others which we obviously can't
7 have. So we're submitting permits for the
8 electrical, the plumbing and the cut-ins and stuff
9 like that. We're submitting pretty much everything
10 to get the CO, yeah.

11 MR. EINGORN: And you're proposing to
12 retain this curb cut?

13 MR. HERNANDEZ: Yes.

14 MR. EINGORN: And where the parking will
15 access?

16 MR. HERNANDEZ: Yes.

17 MR. EINGORN: Does the Board have
18 questions? It's a pretty big building.

19 CHAIRMAN HANCE: So you're going to leave
20 the front the way it is or are you going to clean it
21 up?

22 MR. HERNANDEZ: Yeah. So we're going to
23 leave the front how it is. The two bottom windows at
24 the bottom and I think they put like plywood or
25 something on the top, we're going to open that. I'm

1 pretty sure there are windows there now. He may have
2 boarded them just so no one breaks in. We're going
3 to take that off and preserve it. But the exterior
4 is staying the same.

5 CHAIRMAN HANCE: Is he going to still be
6 in there with the --

7 MR. HERNANDEZ: No, he's not. He's gone.

8 CHAIRMAN HANCE: That's my neighborhood.
9 That's important to me to bring that back also.
10 He's got that other big house on Ferry Avenue that's
11 just sitting there.

12 MR. HERNANDEZ: Just sitting there.
13 That's one of the big problems in that area is that,
14 there's no investors who are really buying in that
15 area. It's just drug activity. It's a lot.

16 MR. EINGORN: Any other questions?
17 Open to the public. Close to the public.

18 The applicant is here tonight seeking a
19 use variance for a quadplex for a 4-unit apartment
20 building. He's demonstrated proposed off-street
21 parking and he's requesting a site plan waiver for no
22 exterior changes except for the parking which will be
23 gravel, you said?

24 MR. HERNANDEZ: Yes. The parking will be
25 gravel. We're putting a fence where the parking lot

1 is so it's going to be fenced in. You got your
2 garage doors -- well, the gates that open for
3 privacy. That's all.

4 MR. EINGORN: The fence isn't part of the
5 application so you'll need a separate permit.

6 MR. HERNANDEZ: Okay.

7 MR. EINGORN: Sorry to do that to you.
8 The needs to do a discussion and a motion
9 for the use variance and the requested site plan
10 waiver.

11 CHAIRMAN HANCE: That is my
12 neighborhood. I'm so happy. That was an eye sore
13 and we have one more eye sore to fix. It's glad to
14 see the Heart of Camden and Josh bring the
15 neighborhood back. I appreciate that. I'm the block
16 captain there.

17 MR. HERNANDEZ: Right.

18 CHAIRMAN HANCE: They're my blocks. My
19 block is going to be looking good. To me it's way
20 past due. I can't wait. Because like said, that one
21 eye sore on Broadway.

22 MS. SPENCER: I make a motion to approve.

23 MS. RIVERA: Second.

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

1 Hance.

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: Six in favor and none
14 opposed, the motion passes.

15 We have one remaining application which
16 is for Joshua's Home Remodeling, LLC, Joshua
17 Hernandez, 939 Penn Street, Camden, New Jersey.

18 The applicant is proposing a new
19 construction duplex and is requesting bulk variances
20 for lot area, lot width, front and rear yard
21 setbacks. So bulk variances for each.

22 MS. RIVERA: Josh, are you going to build
23 the house on that lot?

24 MR. HERNANDEZ: Yes. I'm proposing to
25 build a duplex and these are the plans. I am

1 including the off-street parking. So my goal is to
2 keep the parking lot on the first floor. There's two
3 bedrooms on the first floor, two bedrooms on the
4 third.

5 VICE-CHAIRMAN STILL: You're building on
6 this empty lot?

7 MR. HERNANDEZ: Yes.

8 MR. EINGORN: And these are the proposed
9 elevations?

10 MR. HERNANDEZ: Yes.

11 MR. EINGORN: You provided a survey.

12 MR. HERNANDEZ: Yes.

13 MR. EINGORN: This is two lots, correct?

14 MR. HERNANDEZ: No. This is one lot,
15 939 Penn Street.

16 MR. EINGORN: Okay. And the parking will
17 fit on the same lot with the -- oh it's a garage.
18 I'm sorry. It's getting late.

19 MR. HERNANDEZ: Yes.

20 VICE-CHAIRMAN STILL: This is like a
21 triplex with the bottom floor being a garage?

22 MR. HERNANDEZ: It will be, yes. So it's
23 a duplex. We have Bradley. I don't know if you guys
24 have seen that when I did come before the Board for
25 that. It's a 3-story. But the only difference is,

1 instead of having an apartment on the first floor,
2 we're having parking on the first floor. We'll have
3 all the fire safety features. We'll have our
4 firewalls, our retaining walls. And then second
5 floor is going to be that apartment. Third floor is
6 going to another apartment. So it's a duplex. The
7 ground floor is going to be converted into just
8 parking.

9 MR. EINGORN: That's like what they do at
10 the shore. They lift the house up and park under it.

11 MR. HERNANDEZ: Right.

12 MR. EINGORN: And this lot, the
13 dimensions are what they are, correct? You bought it
14 in that condition and they're preexisting?

15 MR. HERNANDEZ: Yes. So the survey was
16 done. We got a survey done and that shows the
17 dimensions of the lot. The plans are based off of
18 the dimensions of the survey. So it all fits exactly
19 how it is on the plans.

20 MR. EINGORN: Very good. Any questions?
21 No. Open to the public. Close to the public.

22 The applicant is here tonight seeking
23 bulk variances for lot area, lot width, front and
24 rear yard setbacks. Bulk variances for each. New
25 construction duplex with a first-floor parking

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

3 VICE-CHAIRMAN STILL: I will say this so
4 it goes on record. The few applicants I've seen
5 throughout my time here who are visionaries and
6 do things that you don't see all the time. And I
7 think that this is one applicant that has done that
8 and proven to be successful at it. He's also
9 from the City of Camden. Being home-grown, coming
10 back and developing his City, our City, that's always
11 a plus. We like to see home-grown and the
12 development and do quality work. I appreciate that
13 about him.

14 CHAIRMAN HANCE: I second that motion.

15 MR. EINGORN: Did I hear you say motion?

16 MS. SPENCER: Did he make the motion or
17 second it?

18 VICE-CHAIRMAN STILL: Motion to approve.

19 MR. EINGORN: Do we have a second?

20 CHAIRMAN HANCE: Second.

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

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Still.

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: Ms. Rivera.

4 MS. RIVERA: Yes.

5 MR. EINGORN: Ms. Moss.

6 MS. MOSS: Yes.

7 MR. EINGORN: Ms. Spencer.

8 MS. SPENCER: Yes.

9 MR. EINGORN: Six in favor and none
10 opposed, the motion passes.

11 MR. EINGORN: Mr. Hernandez, thank you
12 for your time. I appreciate you helping us out.

13 Next is the Adoption of Resolutions.
14 Chairman Hance, Vice-Chairman Still and Ms. Moss are
15 the only people here who are eligible to vote on
16 these Resolutions.

17 At this time, we have the Adoption of
18 Resolutions:

19 Granting Nonconforming use for Naila Gul,
20 Sarfraz Ahmed & Imran Khan, 425 Atlantic Avenue for a
21 single-family dwelling.

22 Granting Nonconforming Use for Zan
23 Properties, LLC, 1068 Kaighn Avenue, 4 commercial
24 units with 4 residential apartments.

25 Granting Nonconforming Use for Roger D.

1 Madrigal, 733 N. 25th Street.

2 Granting Bulk Variance Approval for Dock
3 Brown, 1128 Carl Miller Blvd. for a duplex.

4 Granting Nonconforming Use for RJJ
5 Brothers, Inc., 938 N. 3rd Street, Bar/Lounge.

6 Granting Bulk Variance Approval for Eddie
7 Vazquez Morales, 1138 Lakeshore Drive for handicap
8 ramp and rooftop over porch.

9 Denying Use and Bulk Variance for Raye
10 Ann Quarcoopome, 643 State Street, Rooming House.

11 Do I have a motion?

12 VICE-CHAIRMAN STILL: Motion.

13 MR. EINGORN: Do we have a second?

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. Moss.

21 MS. MOSS: Yes.

22 MR. EINGORN: All right. That's good.

23 Now, I need a motion to adjourn.

24 VICE-CHAIRMAN STILL: Motion.

25 MR. EINGORN: Do I have a second?

1 MS. SPENCER: Second.

2 MR. EINGORN: All in favor?

3 THE BOARD: Ayes.

4 MR. EINGORN: So moved. We are
5 adjourned.

6 - - -

7 *(Meeting concluded at 10:05 p.m.)*
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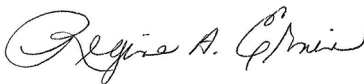
1 CERTIFICATION

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

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

23 (The foregoing certification of this transcript
24 does not apply to any reproduction of the same by any
25 means, unless under the direction, control and/or

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
July 6, 2026**

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**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

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