

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

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
September 14, 2026

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

- - - -

Monday, September 14, 2026

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Transcript of proceedings of the Zoning
Board of Adjustment taken in City Council Chambers,
2nd floor City Hall, 520 Market Street, Camden, New
Jersey 08101, commencing at 5:35 p.m.

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

DARNELL HANCE, CHAIRMAN
GUY STILL, VICE-CHAIRMAN
KAREN MERRICKS
YSABEL NUNEZ
URSULA MOSS

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

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1 CHAIRMAN HANCE: Good evening. Welcome
2 to the City of Camden Zoning Board of Adjustment
3 meeting September 14, 2026.

4 Reading of the Sunshine Law: In
5 accordance with the Sunshine Law of New Jersey,
6 notice of the meeting was posted in the Municipal
7 Clerk's office on Wednesday, September 9, 2026.
8 Roll call, please.

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

11 CHAIRMAN HANCE: Here.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Here.

16 MR. EINGORN: Ms. Nunez.

17 MS. NUNEZ: Here.

18 MR. EINGORN: Ms. Rivera is absent.

19 Ms. Moss.

20 MS. MOSS: Here.

21 MR. EINGORN: Ms. Spencer is absent and
22 Ms. Mason is absent.

23 Good evening everyone. Welcome to the
24 Zoning Board of Adjustment. Please silence your cell
25 phones. And if you have a conversation to be had

1 even if you're whispering, if you could take it into
2 the hallway. The acoustics in this room make it such
3 that everything makes it up here. And when it's your
4 turn, you want to be able to be heard loud and clear.
5 And somebody talking back there is going to make it
6 hard for us to hear you. So silence phone cells;
7 conversations in the hallway. We appreciate all of
8 you showing up tonight.

9 So let's start with approval of minutes
10 for the August, regular meeting of August 3rd and the
11 Special Meeting that was held on August 24th. Can I
12 have a motion to adopt those minutes.

13 CHAIRMAN HANCE: Motion to adopt.

14 MR. EINGORN: Do I have a second?

15 VICE-CHAIRMAN STILL: Second.

16 MR. EINGORN: Thank you, sir. We'll take
17 a roll-call vote. Chairman Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: Ms. Nunez.

24 MS. NUNEZ: Yes.

25 MR. EINGORN: Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: Very good. So moved.

3 We have a nice, long agenda tonight. I'm
4 going to read the agenda. If you hear your matter
5 being called, please say, here, so we can hear you.
6 You can raise your hand also but make sure you speak
7 up as loudly as you can. For the record, Proof of
8 Service was not provided for 2922 to 2926 Federal
9 Street. So if anybody is here for that matter --

10 UNIDENTIFIED SPEAKER: What was that
11 again?

12 MR. EINGORN: We didn't receive Proof of
13 Service. Is that your application or did you get
14 notice for that or what?

15 UNIDENTIFIED SPEAKER: I put the
16 application in.

17 MR. EINGORN: Okay. We didn't get a
18 Proof of Service so you can't be heard tonight. Come
19 on up.

20 UNIDENTIFIED SPEAKER: This is my first
21 time here.

22 MR. EINGORN: That's okay. First time
23 for everything. And you are?

24 UNIDENTIFIED SPEAKER: Jonathan.

25 MR. EINGORN: Jonathan. Nice to meet you

1 Jonathan. You had to provide a Proof of Service to
2 show that you did send everybody your certified
3 mailings and all of that.

4 MR. JONATHAN: I got the receipts but I
5 want to show her one of the steps to do that.

6 MR. EINGORN: Got you. We needed that in
7 advance before tonight. Here's what we'll do. Your
8 name is Jonathan what?

9 MR. SANCHEZ: Sanchez.

10 MR. EINGORN: All right. Here's what
11 we're going to do. So for the record, Mr. Sanchez is
12 here tonight regarding 2922 to 2926 Federal Street.
13 We're going to adjourn this matter to October 5th.

14 MR. SANCHEZ: Took me two years to get
15 this appointment.

16 MR. EINGORN: You're going to be
17 adjourned to October 5th.

18 MR. SANCHEZ: I'm not even building
19 nothing. I've been having the property rented.

20 MR. EINGORN: I understand. This isn't
21 about what you want to do. Unfortunately, this is
22 about state law and compliance with the notice
23 requirements. So instead of just sending you home,
24 here's what we're going to do. We're going to
25 adjourn this matter to October 5th.

1 We're going to take a look at your
2 notice. If the notice is complete, you'll be heard
3 on October 5th. Okay? If notice isn't complete,
4 Evita will give you a call and let you know you got
5 to redo your notice. All right? It's better than
6 just going home with nothing. At least you got an
7 adjournment.

8 MR. SANCHEZ: So how would I get the
9 notice?

10 MR. EINGORN: So what you're going to do
11 is, contact Evita; ask for the Proof of Service form;
12 you'll fill that out; and you'll send in all your
13 green cards and everything. All right? And we'll
14 figure that out.

15 MS. MUHAMMAD: I need that and I'll call
16 you tomorrow.

17 MR. EINGORN: Take it with you now.

18 MS. MUHAMMAD: I need to review it.

19 MR. EINGORN: Don't you want a Proof of
20 Service?

21 MS. MUHAMMAD: That is it.

22 MR. EINGORN: No. He's got to fill out
23 the form saying like on this date, I did this and on
24 this date I did that.

25 MR. SANCHEZ: Wouldn't I get that when I

1 got the application? Because I wasn't even notified
2 of that. I did what I had to do. I just didn't get
3 the application to do that.

4 MR. EINGORN: Do you have his
5 publication?

6 MS. MUHAMMAD: I'm trying to see that.

7 MR. SANCHEZ: I didn't get an application
8 for that. All I got was a letter and the memorandum.

9 MS. MUHAMMAD: Did you notice the Courier
10 Post?

11 MR. SANCHEZ: The memorandum -- I did
12 that too, yes.

13 MS. MUHAMMAD: Is that here?

14 MR. SANCHEZ: No. I got the email and
15 all that but I just have to print it out. Give me a
16 new application where I can prove that part.

17 MR. EINGORN: So bring that and your
18 Proof of Publication and we'll take a look at it.
19 All right?

20 MR. SANCHEZ: So I have to go back to
21 zoning and get the application so I can set that up?

22 MR. EINGORN: Well, you have the
23 application. You need the Affidavit of Service. And
24 then you got to bring that and your Courier Post
25 Receipt that shows when it was published. All

1 right?

2 MR. SANCHEZ: All right. So I won't have
3 to do that. All the stuff is over there. I just got
4 to go and --

5 MR. EINGORN: We're going to take a look
6 at it and make sure you don't have to do it all
7 over.

8 MR. SANCHEZ: So October 5th, right?

9 MR. EINGORN: October 5th.

10 MR. SANCHEZ: So I can leave?

11 MR. EINGORN: Yes, sir. You can stay if
12 you want.

13 MR. SANCHEZ: That's okay.

14 MR. EINGORN: So getting back to New
15 Business, Camden Rising, 2, LLC, 1566 Bradley
16 Avenue.

17 MR. GABAY: Here.

18 MR. EINGORN: Good evening.

19 Santo & Jacqueline Fattore, 1476 Kenwood?

20 MR. FATTORE: Here.

21 MR. EINGORN: Good evening.

22 The Phoenix Development Group, 1660-1662
23 Ferry Avenue. It's going to be adjourned to October
24 the 5th. This is notice of that adjournment. If
25 you're here tonight, that matter will be heard on

1 October 5th with no further notice.

2 And also the next matter, Phoenix
3 Development Group, NW Ferry Avenue 4th Street, also
4 adjourned to October 5th. This is the notice of that
5 adjournment. There will be no further notice
6 required.

7 The next matter Air Homes, II, LLC, 2851
8 Tuckahoe Road. This will also be adjourned. These
9 are all the same attorney.

10 UNIDENTIFIED SPEAKER: Why is it being
11 adjourned?

12 MR. EINGORN: I think the application was
13 not fully complete, although the notice was complete.
14 So that's being adjourned to October the 5th. This
15 is notice of that adjournment. Are you from the
16 public or are you from the applicant?

17 UNIDENTIFIED SPEAKER: From the public.

18 MR. EINGORN: Good. I'm glad you showed
19 up then.

20 UNIDENTIFIED SPEAKER: I've come here
21 five times.

22 MR. EINGORN: Five times?

23 UNIDENTIFIED SPEAKER: It happens every
24 time.

25 MR. EINGORN: You're a professional by

1 now.

2 UNIDENTIFIED SPEAKER: No. I'm a
3 neighbor. I live there.

4 MR. EINGORN: Got you. October the 5th.

5 UNIDENTIFIED SPEAKER: Is there a
6 limitation of how long they can drag this out?

7 MR. EINGORN: Isn't this the first time
8 it has been on our agenda, Evita?

9 MS. MUHAMMAD: In a while.

10 MR. EINGORN: This is the first time it
11 has been on our agenda in a while. But they can
12 adjourn it as long as they're willing to waive the
13 time for the Board to act.

14 UNIDENTIFIED SPEAKER: In that house now
15 there's a homeless guy living there. The house is
16 being wrecked. They pulled down the siding on the
17 back of the house.

18 MR. EINGORN: Call the zoning office.
19 Before you come next time, call the zoning office and
20 say: Hey, is this going to be heard? That way you
21 don't drag yourself out here and then this happens
22 again. All right? You don't have to stay but you're
23 welcome to.

24 St. Joseph Carpenter's Society, 283 Rand
25 Street.

1 MR. CIESLIK: We're here and we're
2 prepared to proceed.

3 MR. EINGORN: Awesome. For both?
4 Actually, you got three.

5 MR. CIESLIK: All three separately.

6 UNIDENTIFIED SPEAKER: I'm a resident for
7 that address.

8 MR. EINGORN: Great. When the
9 application is called and the public portion is
10 opened, you'll be able to come up and say whatever
11 you want.

12 Next is Henstar Homes, LLC, 153 N. 34th
13 Street.

14 MR. IZZO: Here.

15 MR. EINGORN: Good evening.

16 Leyqez, LLC, 931 N. 22nd Street.

17 MR. IZZO: Here.

18 MR. EINGORN: Good evening.

19 And then Mold Service, LLC has the next
20 three matters. I saw Josh so he's here and ready to
21 go on those.

22 So let's start with Camden Rising. For
23 the record, our Chairman has a conflict of interest
24 and will excuse himself from this matter. So we ask
25 him to take a step back from the table. And Mr.

1 Gabay is here.

2 UNIDENTIFIED SPEAKER: I didn't get
3 called.

4 MR. EINGORN: Which one are you?

5 UNIDENTIFIED SPEAKER: 1154 Langham
6 Avenue, Camden, New Jersey. They're building a
7 duplex.

8 MR. EINGORN: Joshua, he's that one.
9 He's got all three of these. That's why I didn't
10 call it separately. Do you have something to say
11 about that application?

12 UNIDENTIFIED SPEAKER: As long as they
13 don't intrude into my property because he has a
14 garage that goes into my back yard.

15 MR. EINGORN: That one will be called.
16 It's near the end of the list. But if you want to
17 talk to Joshua, he's back there with the hat. You
18 can maybe work that out and go home before you have
19 to be heard, if you'd like.

20 UNIDENTIFIED SPEAKER: All right.

21 MR. EINGORN: Mr. Gabay, sorry about
22 that. Sorry for not calling the matter.

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

25 - - -

1 JONATHAN GABAY, having first been duly
2 sworn/affirmed, was examined and testified as
3 follows:

4 - - -

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

7 MR. GABAY: Jonathan Gabay, sole member
8 of Camden Rising. And my address is 1321 Heartwood
9 Drive, Cherry Hill, New Jersey 08003.

10 MR. EINGORN: Mr. Gabay, you're here for
11 1566 Bradley Avenue?

12 MR. GABAY: Yes, I am.

13 MR. EINGORN: And you're requesting a
14 Certificate of Nonconforming Use?

15 MR. GABAY: Yes, I am.

16 MR. EINGORN: Great. What would you like
17 to tell us?

18 MR. GABAY: Sure. So I submitted a
19 packet to the Board, if everyone has that.
20 Essentially, we're looking for a 68 Relief on the
21 property that's preexisting nonconforming pretty much
22 on the 1500 block of Bradley Avenue. There is on one
23 side, single-family dwellings. On the other side,
24 it's rows of duplexes that were built as such. So
25 I provided a picture showing the 1500 block. As you

1 can see, it's pretty uniformed. This is a picture
2 from Goggle Maps. This isn't one that I've taken
3 blatantly myself or skewed in any way.

4 And then on the second page I even showed
5 the rear which shows that these even have fire
6 egresses from when they were built. Every house has
7 it's own fire egress from the second floor as a fire
8 escape. So I showed the front and back of the
9 property to show basically the composition of how it
10 was built. It was built with an entrance in the
11 front which is common for the front apartment on the
12 first floor and front entry for the second-floor
13 apartment. And then on the rear, there's two
14 separate doors. One egress for the first floor. On
15 the second floor there is a means of egress with
16 metal stairs.

17 I did happen to show as an exhibit on
18 page 3. I received -- I have a similar unit down the
19 block a little bit that I've gotten a zoning permit
20 in the past for. That was, I guess, somewhere around
21 2020, the 68 Relief sort of flung into action. But
22 I have a permit from a previous property with the
23 same preexisting nonconforming use. So I just wanted
24 to put that on the record to show that this isn't an
25 arbitrary application. It's similar to the one that

1 I did a couple of years ago.

2 I did provide a picture of the front
3 which shows the two mailboxes, the two gas meters,
4 the two electric meters. You can even see the
5 neighbor that also has two electric meters. So it's
6 not anything that is out of the norm for the block.
7 Furthermore, I gave a street view to show pretty much
8 the parking, as well as you could see all the
9 electric meters. If you look really closely on the
10 picture, most of those houses have either two or
11 three meters, one of which might be a house meter.

12 So it's pretty standard for the block. I
13 did an OPRA to pull what the City had on record from
14 preceding the dating -- or the zoning ordinance. And
15 in 1959 there is a record of it having two
16 apartments. So I just wanted to put that on the
17 record to show that this was preexisting, preexisting
18 to the zoning ordinance and has been continuous and
19 constant over that time up until the current tax card
20 which is probably from the latest re-val in 2010
21 maybe that also shows two units.

22 MR. EINGORN: I think we've had a few of
23 these on Bradley Avenue already. Anything else to
24 add?

25 MR. GABAY: I would like to mention, I

1 have followed the minutes in the records of previous
2 ones coming on the Board and they've usually granted
3 that sort of 68 Relief. And that's it. I open it to
4 the Board.

5 MR. EINGORN: Thanks.

6 Anybody here tonight in the public that
7 would like to be heard about the request for a Cert
8 of nonconforming use for 1566 Bradley Avenue?
9 Nothing? All right. Hearing none, seeing none, we
10 close the public portion.

11 The applicant is here tonight seeking a
12 Certificate of Nonconforming Use regarding 1566
13 Bradley Avenue which appears to be a preexisting
14 duplex built that way. We've seen a few of these on
15 Bradley before. The standard here is not whether or
16 not the Positive and Negative Criteria, but whether
17 or not the use would have predated the change in
18 zoning. Based upon the tax cards and everything, it
19 does appear to be the case. The Board should do a
20 quick discussion and a motion?

21 MS. MOSS: It looks like it's no change
22 to me. It's already been like this and we will keep
23 it like that.

24 MR. EINGORN: So you're of the opinion
25 that this appears to be a preexisting nonconforming

1 use that would be acceptable?

2 MS. MOSS: Yes.

3 MR. EINGORN: Very good. Do we have a
4 motion for that?

5 VICE-CHAIRMAN STILL: Motion.

6 MR. EINGORN: Do we have a second?

7 MS. NUNEZ: Second.

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

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: And Ms. Moss.

16 MS. MOSS: Yes.

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

19 MR. GABAY: Thank you to the Board.
20 Enjoy your evening.

21 MR. EINGORN: Thank you.

22 The next matter on the agenda is Santo
23 and Jacqueline Fattore, 1476 Kenwood Avenue. Good
24 evening.

25 MR. FATTORE: Good evening.

1 MR. EINGORN: Are you Santo?

2 MR. FATTORE: Yes.

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

5 - - -

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

9 - - -

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

12 MR. FATTORE: Santo Fattore, 23 Brookwood
13 Drive, Voorhees, New Jersey 08043. I believe
14 Ms. Muhammad was looking for three pictures. She
15 called me this morning at 11:43.

16 MR. EINGORN: Okay. You got some
17 pictures?

18 MR. FATTORE: I have some pictures of the
19 property.

20 MR. EINGORN: So let the record reflect
21 that the applicant has handed the Board, one, two --
22 three colored photographs of the existing building
23 and the property with parking. We will start down
24 that end with Ms. Merricks. Evita needs those
25 pictures. They are ours now, three photos.

1 MR. FATTORE: Okay.

2 MR. EINGORN: Mr. Fattore, you're here
3 tonight for a Certificate of Nonconforming Use. You
4 have a duplex?

5 MR. FATTORE: Yes, sir.

6 MR. EINGORN: And it was built that
7 way?

8 MR. FATTORE: It was purchased as-is from
9 Housing of Urban Development in September 1986, 40
10 years ago. And it has been operating there as a
11 duplex since then. One-bedroom apartment downstairs
12 and a two-bedroom apartment upstairs.

13 MR. EINGORN: We'll just walk-thru what
14 he produced here.

15 MR. FATTORE: The City, of course, I have
16 been there many times there for the registration, for
17 the approvals, the rental approvals and sort forth.
18 It has been on the record forever that it was a
19 two-apartment building. It just didn't happen

20 MR. EINGORN: Yeah. We have a 2026
21 preliminary tax bill; a notice of property
22 assessment; and floor plans. Did you prepare these
23 floor plans?

24 MR. FATTORE: Yes.

25 MR. EINGORN: Very good. And you have a

1 rental approval from 2004; a settlement statement
2 with a purchase of the property dated September 29,
3 1986. Looks like an insurance declaration from 1987?

4 MR. FATTORE: Yes.

5 MR. EINGORN: Describe location:
6 Masonry. Tenant occupied two-family dwelling. We
7 have the photographs. So when you purchased this
8 property it was, as you say, a two-family dwelling,
9 right?

10 MR. FATTORE: Yes, sir. We worked there
11 on the first floor and we're working there on the
12 second floor. The second floor is on the side. The
13 first floor is on the front side. At that time, the
14 real estate company was Newcam Realty. It used to be
15 on Kaighn Avenue. I believe they're no longer in
16 business.

17 MR. EINGORN: Okay. In 1995 you received
18 a Notice of Violation, an Order to Terminate?

19 MR. FATTORE: Yes. And we answered to at
20 the time, I believe it was Mr. Robert Glover. And
21 since then, the subject matter was actually rescinded
22 and we never heard anything anymore. Mr. Glover used
23 to be with Housing back in 1995, a while back.

24 MR. EINGORN: And we have energy bills?
25 Very good. Anything else you'd like to add?

1 MR. FATTORE: Not really. We would like
2 to have -- again, we're requesting for the
3 Certificate of the Nonconforming Use to continue
4 operating the property as a duplex.

5 MR. EINGORN: Does the Board have
6 questions? It seems pretty straightforward.

7 MS. NUNEZ: yes.

8 MR. EINGORN: Great. We're going to open
9 to the public. Anybody here tonight that would like
10 to be heard on the application of Mr. Fattore for
11 1476 Kenwood Avenue? Hearing none, seeing none,
12 we'll close the public portion.

13 Mr. Fattore is here tonight for a -68
14 (Dash 68) Nonconforming Use Certificate for a duplex
15 he purchased back in 1986. It appears as with the
16 last application, that this was constructed as a
17 duplex, and the evidence seems to support that. The
18 Board should do a discussion and a motion. Again,
19 the standard is not the Positive and Negative
20 Criteria, but whether or not the evidence supports a
21 finding that the use predated the Zoning Ordinance
22 which I think is relevant in this instance.

23 VICE-CHAIRMAN STILL: Like we said in the
24 last application, it looks to have been predated.
25 Not only that keeping people in homes is our ultimate

1 objective. And so I think that, you know, it's
2 beneficial that this property and this application be
3 passed.

4 MR. EINGORN: Do we have a motion?

5 VICE-CHAIRMAN STILL: Motion.

6 MR. EINGORN: Do we have a second?

7 MS. MOSS: Second.

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

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Five in favor and none
20 opposed, the motion passes. Congratulations and have
21 a great night. We appreciate you coming out.

22 MR. FATTORE: Thank you so much?

23 MR. EINGORN: Again, the Phoenix
24 Development Group applications and the Air Homes
25 application are adjourned. So that would bring us to

1 our next matters which are St. Joseph's Carpenter
2 Society. We'll start with 283 Rand Street.
3 Counsel, are you ready to proceed?

4 MR. CIESLIK: Yes. Vincent Cieslik from
5 Royer, Cooper, Cohen and Braunfeld on behalf of the
6 applicant, SJES Rehab which is part of the St.
7 Joseph's Carpenter Society family companies. I have
8 with me, Enrique Rivera who is the director of
9 Neighborhood Development as well as Teal Jefferis,
10 our professional.

11 MR. EINGORN: Very good. Would like them
12 to be sworn?

13 MR. CIESLIK: Yes, please.

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

16 - - -

17 TEAL JEFFERIS, P.E., C.M.E., C.D.T.;
18 ENRIQUE RIVERA, having first been duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. EINGORN: If you each could state
23 your name and address for the record.

24 MR. RIVERA: Enrique Rivera, 20 Church
25 Street, Camden, New Jersey.

1 MR. JEFFERIS: Teal Jefferis, Jefferis
2 Engineering Associates, 707 N. Main Street,
3 Glassboro, New Jersey.

4 MR. CIESLIK: Mr. Rivera, could you just
5 explain a little bit about what St. Joseph's
6 Carpenter Society does and then a little bit about
7 this project.

8 MR. RIVERA: Sure. We're a nonprofit
9 based here in East Camden. We've been in business
10 for 40 years. And our primary mission is to take
11 abandoned homes, rehab them and sell them to
12 first-time homebuyers. And that's exactly what we're
13 doing here for the first one, I believe, it's 283
14 Rand --

15 MR. CISELIK: 210 Wilmot.

16 MR. RIVERA: 210 Wilmot. Sorry. We're
17 doing them for all three of them.

18 MR. EINGORN: You started with 283 Rand.
19 Would you rather start with 210 Wilmot?

20 MR. CISELIK: I thought we were doing 210
21 Wilmot. We can start with 283 Rand.

22 MR. EINGORN: 283 Rand is the first one
23 on the agenda.

24 MR. CIESLIK: Excellent. 283 Rand is
25 perfect. Thank you.

1 MR. RIVERA: So 283 Rand has been
2 abandoned for over 10 years. We were able to acquire
3 it. We're working to get some financing but we're
4 looking to turn that back into a single-family home
5 and sold to a first-time homebuyer affordably. And
6 we're here today because there's some bulk issues
7 with the property. And I'll introduce Teal who will
8 go through some of the issues that were preexisting
9 and just nonconforming right now.

10 MR. EINGORN: Mr. Rivera, could you just
11 tell us your position with the applicant?

12 MR. RIVERA: Sure. I'm the Director of
13 Neighborhood Development at St. Joseph's Carpenter
14 Society.

15 MR. EINGORN: Thank you.

16 MR. CIESLIK: Before we go to
17 Mr. Jefferis, upon the project being completed, it'll
18 be sold to an affordable buyer?

19 MR. RIVERA: Yes. Who has to go through
20 our First-Time Homebuyers Program. So it's eight
21 weeks of classes and then one-on-one counseling to
22 work your way through to eventually buying a home.

23 MR. CIESLIK: And the plan is to renovate
24 the home to make it newer and updated for the new
25 home buyer?

1 MR. RIVERA: Yes. It's a gut-rehab so
2 we're bringing it down to the studs; brand new roof;
3 new basic systems. And the person that moves in
4 there has a one-year warranty on all the basic
5 systems that they get.

6 MR. CIESLIK: Does the Board have any
7 other questions for Mr. Rivera?

8 VICE-CHAIRMAN STILL: What's the
9 definition of affordable?

10 MR. RIVERA: Yes. It's going to be sold
11 to someone under 80 percent of the area median
12 income.

13 MR. CIESLIK: If there are no other
14 questions, I'll ask Mr. Jefferis to please step
15 up.

16 MR. EINGORN: That would be great.

17 MR. CIESLIK: Mr. Jefferis, if you could
18 just give the Board a minute or so on your background
19 and qualifications and then we'll tender you as an
20 expert witness.

21 MR. JEFFERIS: Sure. Good evening. My
22 name is Teal Jefferis of Jefferis Engineering
23 Associates. I'm principal of Jefferis Engineering
24 Associates. I'm licensed here in the State of New
25 Jersey, as well as Pennsylvania and Delaware. I've

1 presented in front of numerous Boards as well as this
2 Board over the years and have been considered an
3 expert witness in land use and civil engineering. My
4 license is in good standing and I offer that up as an
5 expert.

6 CHAIRMAN HANCE: We accept.

7 MR. JEFFERIS: I'll take a moment. The
8 application was put together and submitted. Just for
9 ease of presentation, I put together just an exhibit
10 that presents the survey information that was part of
11 the application as well as just some zoning
12 information. Again, some graphic to able to show the
13 Board graphically the site conditions and so forth.

14 The subject property is at 283 Rand
15 Street, Block 1232, Lot 47. The existing lot is 20
16 foot wide by 95 foot deep with a lot area around 1900
17 square feet based on the survey that was prepared by
18 Macnamara & Associates in July of 2025. The property
19 currently has a two-story attached or rowhome-style
20 single-family dwelling with rowhomes on either side
21 of the existing building.

22 In response to a zoning permit
23 application, the applicant received a denial dated
24 March 24th, 2026 that denied the application due to
25 the lot area being less than required in the R-2

1 Zone, in the R-2 District. And based on the
2 rowhome-style house, a minimum lot area of 2000
3 square feet is required where 1900 square feet
4 currently exists. A c(1) bulk variance from Section
5 870-56 for lot area is being requested.

6 This variance is clearly a C-1 variance
7 that results as a physical condition of the site that
8 creates a hardship. The lot width and depth are
9 restricted from potential expansion as a result of
10 the properties on either side which are both
11 rowhome-style units as well as lots that are
12 undersized themselves. The lots on both sides are
13 the same size as the existing. These are existing
14 nonconforming conditions that have existed for some
15 time.

16 As a result of these lots being
17 undersized and the rowhome-style, the property is
18 unable to physically and practically be expanded to
19 obtain the minimum lot area requirements. And as
20 such, a c(1) variance is requested. Also under
21 consideration of a c(2) argument, the benefits of
22 granting this variance which would allow the
23 structure to be renovated and returned to some
24 quality housing on this lot that has existed in this
25 condition without any issues for years, greatly

1 outweighs any potential detriment that exists from
2 being an undersized lot.

3 MR. CIESLIK: Mr. Jefferis, based upon
4 your expert testimony, is there any detriment to the
5 neighborhood or the neighboring properties or the
6 Master Plan?

7 MR. JEFFERIS: Not with this variance.
8 This lot, again, has existed in this condition for a
9 number of years without any issue. It really is a
10 basis of the hardship that's created so, no, we would
11 not see their being any impact to the Master Plan of
12 the neighborhood or the community?

13 MR. CIESLIK: And due to the
14 rowhome-style, there is no way to expand in either
15 direction?

16 MR. JEFFERIS: That is correct.

17 MR. EINGORN: Are there people living on
18 either side? Do you know if the homes on either side
19 of the building are occupied?

20 MR. RIVERA: Yes, we believe they are
21 occupied.

22 MR. EINGORN: Not that it's totally odd.
23 I was just curious. Does the Board have questions?

24 CHAIRMAN HANCE: No questions.

25 MR. EINGORN: Now we'll open to the

1 public. Please come forward.

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

4 - - -

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

8 - - -

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

11 MS. BETHEY: My name is Carmen Bethey. I
12 reside at 338 Pfeiffer Street in Camden, New Jersey.

13 MR. EINGORN: Good evening. Thanks for
14 showing up. What do you got going on?

15 MS. BETHEY: I'm a little confused about
16 the location. I went by the building. And are you
17 talking about the house on the corner with all the
18 land or are you talking about a rowhome?

19 MR. RIVERA: It's the rowhome.

20 MS. BETHEY: Okay. Because I went to try
21 to find 283 and there was no 283. It was just a
22 single home with all the land around it.

23 MR. RIVERA: 283 ran in a row. I will
24 show you a picture of it. Is there a picture of it?

25 MR. CIESLIK: A source of confusion may

1 be that 402, our last application, is a corner
2 property. Is it possible that you went to that
3 location?

4 MS. BETHEY: I looked for 283. And it
5 is -- 279, I believe, is the small house with the
6 land around it.

7 MR. EINGORN: Do you have any photographs
8 in the file there?

9 MR. RIVERA: There it is. Yes. So it's
10 the middle of the block right there that's boarded
11 up.

12 MS. BETHEY: Okay. I have no argument
13 with that.

14 MR. EINGORN: That was so easy, right?

15 MR. RIVERA: It's like the corner is
16 right there and then there's two houses in.

17 MS. BETHEY: I know now. Excuse me. I
18 assumed that it was the larger property and I saw
19 some information where they were talking about
20 putting in like apartments there. And this is the
21 only reason why I came.

22 MR. EINGORN: Okay. Thanks for coming.

23 CHAIRMAN HANCE: One question. So when
24 you brace this home, right, what about the footing?
25 Is that going to affect either side?

1 MR. RIVERA: We don't believe so. We
2 think that because both sides are in really good
3 shape, we could just build from the studs inside of
4 it.

5 CHAIRMAN HANCE: So you're going through
6 the basement floor, I'm perceiving?

7 MR. RIVERA: It's an alleyway that you
8 walk into so there's really no basement per se. Like
9 the first floor, it's the alley that goes into it.

10 CHAIRMAN HANCE: So there's four?

11 MR. RIVERA: It's going to be a
12 three-bedroom, 1 1/2 bathroom house.

13 CHAIRMAN HANCE: Okay.

14 MR. EINGORN: Any other questions? Wait.
15 Anybody from the public; anybody else? Hearing none
16 and seeing none, we'll close the public portion.

17 Does the Board have any other questions
18 for the witnesses? Counsel, any closing?

19 MR. CIESLIK: No.

20 MR. EINGORN: No closing argument.

21 So the applicant has brought an
22 application for a c(1) bulk variance but also brought
23 some c(2) argument for a bulk variance for lot area
24 for a single-family house. This appears to be a
25 preexisting nonconforming condition. The Board

1 should do a discussion of the Positive and Negative
2 Criteria relevant to a bulk variance and make a
3 motion.

4 CHAIRMAN HANCE: I think it's positive.
5 I'm still leery about the columns supporting the --

6 MR. RIVERA: Oh, the addition that's in
7 the back.

8 CHAIRMAN HANCE: Right. That area needs
9 to updated. Looking at the plans, it looks good.
10 It's interesting. But I believe it's something
11 that's well-needed. And you guys are prepared if
12 something doesn't fit to support those two homes?

13 MR. RIVERA: Yes.

14 CHAIRMAN HANCE: Okay. I think it's
15 good for the neighborhood.

16 VICE-CHAIRMAN STILL: And it's great for
17 me as well. I think there's areas that are around it
18 that are being brought up and this following suit is
19 a positive. It being preexisting, nonconforming,
20 there's another positive to it that we just need to
21 look at as a positive as well.

22 MS. NUNEZ: Motion to approve.

23 MR. EINGORN: Do we have a second?

24 VICE-CHAIRMAN STILL: Second.

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

1 vote. Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Merricks.

6 MS. MERRICKS: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Five in favor and none
12 opposed, the motion passes.

13 MR. CIESLIK: Thank you.

14 MR. EINGORN: Then we'll move on to 210
15 Wilmot Street.

16 MR. CIESLIK: Thank you. Once, again,
17 Vincent Cieslik from Royer, Cooper, Cohen & Braunfeld
18 on behalf of the applicant, St. Joseph's Carpenter
19 Society, 210 Wilmot. And we, again, have Mr. Enrique
20 Rivera, the director of neighborhood development here
21 to explain a little bit about what St. Joseph's
22 Carpenter Society does and then about this project.

23 MR. RIVERA: So likewise as 283 Rand,
24 this has been abandoned probably over another decade.
25 This home, we acquired it. We're going to rehab it,

1 gut-rehab it and turn it back into a three-bedroom,
2 1 1/2 bathroom home and sold affordably to a
3 first-time homebuyer. The buyer has to go through
4 our program, our First-Time Homebuyers Program.

5 The affordability range here is 80
6 percent of the area median income too. Just like 283
7 Rand. That's pretty much it for the Carpenter
8 Society's site.

9 MR. CIESLIK: This property is a
10 side-by-side duplex, correct?

11 MR. RIVERA: Yes.

12 MR. CIESLIK: And the new homebuyer will
13 go through your programs in order to learn how to
14 manage their credit, manage the home and get all the
15 benefits of the renovations of the home?

16 MR. RIVERA: Yes, that's correct. Unless
17 anybody has any questions for Mr. Rivera?

18 CHAIRMAN HANCE: Yes. So basically
19 you're going to gut the whole home out? Is it what
20 you're gutting out or no?

21 MR. RIVERA: We're demoing it right now.

22 CHAIRMAN HANCE: So you're going to demo
23 it. And then you're going to start from like
24 scratch? Are you going to use the same footing?

25 MR. RIVERA: Yes. It's going to stay the

1 same footprint of this one.

2 CHAIRMAN HANCE: So you're going to build
3 up on that footing?

4 MR. RIVERA: Right.

5 MR. CIESLIK: Any other questions for the
6 witness?

7 MR. EINGORN: No.

8 MR. CIESLIK: Mr. Jefferis, if you
9 could, again just for the record because it's a
10 separate application, speak to your background and
11 your --

12 MR. JEFFERIS: Absolutely. Again, Teal
13 Jefferis, Jefferis Engineering Associates. I'm a
14 professional engineer in the State of New Jersey.
15 I've been licensed in New Jersey, Pennsylvania, Ohio;
16 have testified in front of this Board as well as many
17 other Boards throughout the state and have been
18 considered an expert in civil engineering.

19 MR. CIESLIK: I would tender the witness
20 as an expert for this proceeding.

21 CHAIRMAN HANCE: Yes.

22 MR. JEFFERIS: Good evening. This site
23 is located at 210 Wilmot Street. It's Block 1083,
24 Lot 26. The existing lot is 20 feet wide by 100 feet
25 deep for a total lot area of 2,000 square feet based

1 on the survey prepared by Macnamara Associates. It's
2 dated October of 2023. As mentioned a moment ago,
3 the property is currently improved with a two-story
4 semi-detached or a duplex. But under the zoning it's
5 considered a semi-detached single-family dwelling.
6 It's half of an existing duplex on its own particular
7 parcel with a common wall with the adjacent unit.

8 As mentioned, the applicant proposes to
9 rehabilitate the existing dwelling. Pursuant to a
10 permit, zoning permit denial that was issued March
11 25, 2026, it was denied due to lot area and lot width
12 being deficient for what's required in the R-1 Zone.
13 The R-1 Zone based on a semi-detached, requires a lot
14 area of 3,000 square feet whereas, the lot currently
15 is 2,000 square feet. The lot width required in the
16 R-1 Zone is 30 feet and the current lot is only 20
17 feet wide.

18 In addition to those items that were
19 identified in the zoning denial, we identified a few
20 other variances that apply to the dwelling. One is
21 front-yard setback in this zone for this use. A
22 ten-foot minimum setback was required whereas,
23 currently there's 9.12. A minimum side-yard setback
24 where ten feet is required, where currently there's a
25 minimum of 5.79 feet. And then a minimum side-yard

1 aggregate where 25 feet is required, again, where
2 there's currently only 5.79 feet because of the
3 common wall between the two units.

4 These are clearly c(1) variances as a
5 result of a physical condition that results in a
6 hardship. The lot width and the lot depth are
7 restricted from potential expansion through property
8 acquisition based on the semi-detached house on the
9 adjacent lot which is also known as Lot 27. It
10 exists and it has a common wall. So physically we
11 would not be able to expand the lot over into that
12 area. Also due to the setback on the lot on the
13 lefthand side or the north side of that property
14 which is Lot 25, acquisition of additional land on
15 this lot would not be feasible without creating
16 variances and hardships on that particular parcel.

17 Lastly, we looked at the lot behind which
18 is Lot 47. And acquisition from that property is not
19 feasible or practical either because it would create
20 variances in terms of lot area and lot depth on that
21 particular lot back. As such, the property is unable
22 to physically or practically be deepened or widened
23 to gain any additional lot area or lot width
24 required, but to comply with the requirements in the
25 R-1 Zone. These are existing nonconforming

1 conditions that will remain with the rehabilitation
2 of the building.

3 Further, given the common wall with the
4 other part of the duplex and the undersized lot
5 width, the site is unable to comply with the minimum
6 side-yard setback or the minimum side-yard aggregate
7 setback established in the R-1 Zone. And then lastly
8 with the structure being renovated on its current
9 foundation at its location, compliance with the
10 front-yard setback is not practical and would require
11 demolition of the building; relocation of the front
12 wall which would create some structural architectural
13 and some esthetic issues because of the difference in
14 alignment between the two parts of the duplex.

15 Based on this, we feel that the c(1)
16 variances can and should be granted for this
17 particular site. Given the fact that this condition
18 has existed for many years as it has been without any
19 issue. And the benefits of this would allow the
20 structure to be renovated back into quality housing.
21 And these existing nonconforming conditions have
22 existed without any impact or negative impact upon
23 the neighborhood, the Zoning Plan, the Master Plan.
24 And we feel that the benefits of that would outweigh
25 any detriments of these existing nonconformances.

1 MR. CIESLIK: Does the Board have any
2 questions for Mr. Jefferis?

3 CHAIRMAN HANCE: Yes. I'm going to be by
4 to see if you put those beams in. Just curious. But
5 is that like a back-up support? Meaning, that's
6 going to make the structure stronger? Is that we're
7 at?

8 MR. RIVERA: In what sense?

9 CHAIRMAN HANCE: Meaning, usually when
10 you do that, there's a problem with the structure,
11 correct, with the footing; that the house is not
12 stable to hold that weight?

13 MR. RIVERA: No. We're building off the
14 existing footing.

15 CHAIRMAN HANCE: You're going to tie that
16 into the footing?

17 MR. RIVERA: Right. In other words,
18 we're building off of the existing footprint of the
19 home; keeping the same footprint.

20 CHAIRMAN HANCE: Right.

21 MR. RIVERA: So there's no new footings
22 being installed here.

23 CHAIRMAN HANCE: Okay.

24 MR. JEFFERIS: In order for us to comply
25 with the front-yard setback, the front of the house

1 would have to be demolished; new footings would have
2 to then be constructed to move the front back. We're
3 asking for a variance from that condition to allow it
4 to be reconstructed on the foundation that's there at
5 its current location.

6 MR. EINGORN: And that'll match the
7 facade of the existing building to its -- to the
8 attached building?

9 MR. JEFFERIS: Correct. It'll match the
10 other alignment to the other part of that duplex,
11 that's correct?

12 MR. EINGORN: So you'll maintain the
13 consistency which is preferable.

14 CHAIRMAN HANCE: Is there someone living
15 next door?

16 MR. RIVERA: Yes, someone is living next
17 door.

18 VICE-CHAIRMAN STILL: Have you spoken
19 with them?

20 MR. RIVERA: Yes. They come by our
21 office all the time asking us what the plan is for
22 the building. So they're really excited that it's
23 not a vacant and abandoned anymore.

24 CHAIRMAN HANCE: Thank you.

25 MR. EINGORN: Any other questions?

1 MS. NUNEZ: No questions.

2 MR. EINGORN: Open to the public.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Anybody here tonight that
5 would like to be heard regarding the application for
6 210 Wilmot Street request for bulk variances?

7 Hearing none, seeing none, we'll close the public
8 portion. Counsel, any closing argument?

9 MR. CIESLIK: No. Thank you.

10 MR. EINGORN: Great. So we close the
11 record.

12 The applicant is here tonight seeking
13 bulk variance approvals for lot area, lot width,
14 front-yard and side-yard setbacks and also, the
15 side-yard aggregate. It's a rehab in an R-1 Zone to
16 a single-family home.

17 The Board should do a discussion of the
18 Positive and Negative Criteria and make a motion.

19 VICE-CHAIRMAN STILL: I think the
20 St. Joseph's Carpenter Society has done quality work
21 throughout the City and continues to do so and has
22 been consistent in their work. I think a big deal
23 for me is that they've spoken to the neighbors in the
24 community about the project. And they got positive
25 feedback so that's a big deal, especially because

1 they're doing work right next door connected to a
2 home. And, again, we want to put people in houses
3 here and provide housing here in the City.

4 MR. CIESLIK: Thank you.

5 MS. NUNEZ: Motion to approve.

6 MR. EINGORN: We have a motion. Do we
7 have a second?

8 VICE-CHAIRMAN STILL: Second.

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

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Ms. Nunez.

17 MS. NUNEZ: Yes.

18 MR. EINGORN: Ms. Moss.

19 MS. MOSS: Yes.

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

22 The next matter is 402 N. 41st
23 Street.

24 MR. CIESLIK: Good evening, Vincent
25 Cieslik from Royer, Cooper, Cohen & Braunfeld on

1 behalf of the applicant, SJCS Rehab which is part of
2 the St. Joseph's Carpenter Society. With me here
3 today is Enrique Rivera who is the director of
4 neighborhood development, as well as Teal Jefferis
5 who is our professional engineer on this project.

6 I'd like to ask Mr. Rivera to step up and
7 explain for the Board a little bit about what
8 Carpenter Society does and what this project entails.

9 MR. RIVERA: So St. Joseph's Carpenter
10 Society, a nonprofit that takes abandoned homes,
11 rehabbs them and sells them to first-time homebuyers.
12 And this project is no exception. This has been
13 abandoned for, we think, over 20 years.

14 This home is a two-story home. We're
15 going to keep the same footprint. We're going to
16 take everything out, gut it to the studs, new basic
17 systems, new roof. We're going to transform it back
18 into a 3-bedroom, 2 1/2 bathroom house so affordably
19 to a first-time homebuyer. That buyer has to make
20 less than 80 percent of the area median income to
21 qualify to purchase the home.

22 MR. CIESLIK: And this is not a townhome
23 or a side-by-side duplex like the other applications.
24 It's a stand-alone corner property, right?

25 MR. RIVERA: That's right.

1 MR. CIESLIK: Does anybody have any
2 questions for Mr. Rivera?

3 Mr. Jefferis, if you could please step up
4 and explain your background and your qualifications
5 for the Board?

6 MR. EINGORN: We've already had
7 Mr. Jefferis qualified twice, I think. That'll be
8 good enough.

9 MR. CIESLIK: Understood.

10 MR. EINGORN: We appreciate the offer.

11 MR. CIESLIK: Making sure we're thorough.

12 MR. JEFFERIS: I'm Teal Jefferis with
13 Jefferis Engineering Associates.

14 The site is at 402 N. 41st Street, Block
15 1008, Lot 34. The subject property is 40 feet wide
16 and 100 feet deep based on the survey prepared by
17 Macnamara Associates dated October 2025. It is
18 currently approved with a 2-story detached
19 single-family home on the lot. In response to the
20 zoning permit application, a zoning permit denial was
21 received dated May 19, 2026 that denied the
22 application due to lot area, lot width, front-yard
23 setback, a minimum side-yard aggregate, side-yard --
24 minimum side yard and minimum side-yard aggregate
25 setback, excuse me, being deficient in the R-1 Zone.

1 This property is also located within the
2 Rosedale Redevelopment Plan area. The zoning denial
3 indicated variances for lot area and lot width are
4 required. But when we evaluated the R-1 Zone based
5 on a single-family detached dwelling, we feel that it
6 complies with the requirements. The minimum lot area
7 based on a single-family detached is 3,000 square
8 feet and we have a lot that's 4,000 square feet. And
9 the minimum lot width of 30 feet is required whereas,
10 we have an existing lot width of 40 feet. So based
11 on this, we don't believe that variances for those
12 two elements are required as it was noted in the
13 zoning denial.

14 In the R-1 District, however, based upon
15 the single-family detached, we have identified that
16 bulk variances will be required from Section 870-51.
17 And the request of the Board tonight for minimum
18 front-yard setback, minimum side yard and minimum
19 side-yard aggregate. In this zone, minimum front
20 yard of 10 feet is required whereas, currently it's
21 6.2 feet. Minimum side-yard setback of 10 feet is
22 required whereas, currently it's 4.6 and 9.92
23 feet --

24 MR. EINGORN: I'm sorry, Mr. Jefferis,
25 one second. Excuse me, we can hear you so if you can

1 take the discussion in the hallway, that would be
2 appreciated. Thank you. My apologies for the
3 interruption.

4 MR. JEFFERIS: Not a problem.

5 And then lastly, minimum side-yard
6 setback aggregate, 25 feet is required whereas,
7 14.52 feet exists. Additionally, the zoning denial
8 indicated that off-street parking was required for
9 this parcel. Pursuant to the City ordinances, two
10 stalls per unit are required. And under the Rosedale
11 Redevelopment Plan, indicates that one stall per
12 residential unit is required for all new residential
13 units. New Jersey R.S.I.S. or Residential Site
14 Improvement Standard, requires two stalls per unit
15 being provided.

16 This property currently has a driveway in
17 the back of the property which was not shown on the
18 survey. But there's an existing driveway that comes
19 out of High Street with concrete in the rear portion
20 of the property that serves as a driveway for the
21 property. It currently has space for one parking
22 space there in the rear of the property, as well as
23 the availability of on-street parking along the
24 frontage of the site.

25 With that, we feel that the existing

1 condition provides sufficient parking based on the
2 Redevelopment Plan that one stall per unit. And that
3 the intent, the requirements of the Redevelopment
4 Plan, the City ordinances and R.S.I.S. were provided
5 when on-street parking is taken into consideration.
6 We do not believe that the variance is absolutely
7 necessary based upon this. But if the Board feels
8 that such is required, we do request that of the
9 Board.

10 Lastly, the zoning denial had indicated
11 that the existing fencing along the street frontage
12 which was noted to be replaced in kind at its
13 existing location is not permitted to be installed
14 within the right-of-way of the streets where it
15 currently exists. The applicant acknowledges that
16 and the fence is going to be relocated. You can see
17 a red line shown here back to the right-of-way or
18 back to the property line where it should have been
19 located initially. So that's going to be relocated.
20 A variance for that is not necessary.

21 So the variances for the front yard, side
22 yard and parking conditions, are c(1) bulk variances
23 as the physical condition of the site result in these
24 hardships. The existing structure on the lot does
25 not comply with front and side-yard setbacks or the

1 proposed rehabilitation of the structure. These
2 setbacks will remain as-is and are not proposed to
3 change. These are existing nonconforming conditions.

4 In order to comply with these setbacks,
5 the structure would need to be fully demolished,
6 reduced in size as well as relocated on the site.
7 This would create additional hardship that would go
8 beyond the rehabilitation efforts, require full
9 demolition and reconstruction.

10 With respect to the parking variance, two
11 stalls are required by the City Ordinance and
12 R.S.I.S., but one stall is specifically identified
13 under the Redevelopment Plan; whereas, one off-street
14 parking is provided in the rear portion of the
15 property and there's availability of on-street
16 parking. This deviation of one parking space, given
17 the on-street parking is considered a de minimis
18 exception for which a variance would be granted.
19 Based on this, we believe in our opinion, that the
20 c(1) variances can and should be granted for these
21 existing nonconformances.

22 And then lastly under the c(2) argument,
23 variance argument, the benefit of granting these
24 variances again, would allow this structure to be
25 renovated and turned into housing for a first-time

1 homeowner without any detriment to the neighborhood,
2 the Zoning Plan or the Master Plan as these
3 conditions have existed at the site for many, many
4 years. And these benefits, other variances clearly
5 would outweigh any negative detriment of these
6 modern nonconformances

7 MR. CIESLIK: Does anybody on the Board
8 have any questions for Mr. Jefferis or the
9 applicant?

10 VICE-CHAIRMAN STILL: How long does this
11 project -- what do you anticipate the time frame of
12 this project taking?

13 MR. RIVERA: We estimate an eight-month
14 construction schedule.

15 VICE-CHAIRMAN STILL: From?

16 MR. RIVERA: From when we get approvals
17 and being able to get a construction permit.

18 VICE-CHAIRMAN STILL: Understood. Thank
19 you.

20 MR. EINGORN: Any other questions?

21 CHAIRMAN HANCE: No.

22 MR. EINGORN: We'll open to the public.
23 Anybody here tonight that would like to be heard on
24 the application regarding 402 N. 41st Street?
25 Hearing none, seeing none, we'll close the public

1 portion.

2 Counsel, any closing argument?

3 MR. CIESLIK: No. We submit.

4 MR. EINGORN: The applicant is here
5 tonight seeking bulk variance approvals and has
6 agreed to relocate the fence. To that end, the Board
7 should do a discussion of the Positive and Negative
8 Criteria and make a motion.

9 CHAIRMAN HANCE: I think it's very
10 positive to see these homes being redone. Most of
11 them have been sitting forever and always fire
12 hazards. So I think this is very important for the
13 City of Camden. We have a lot of contractors that
14 are making moves which is well-past due. I think
15 it's a great idea.

16 MS. MERRICKS: I think this is an awesome
17 idea of you giving Camden residents' first-time
18 homebuyers access to buy a house. And you've been
19 doing some great work. I've been following you
20 throughout the years and you all do awesome work. I
21 don't want to repeat what our Board members have said
22 but you guys are really doing awesome work and thanks
23 a lot. I think it's a good opportunity for our
24 City.

25 MR. CIESLIK: Thank you.

1 VICE-CHAIRMAN STILL: My apologies. One
2 last question, what's the cross street, 41st and --
3 it's a corner property 41st and?

4 MS. NUNEZ: It's High Street.

5 MR. RIVERA: It's High Street.

6 VICE-CHAIRMAN STILL: 41st & High, thank
7 you.

8 MR. RIVERA: That area, you know how
9 42nd Street where it meets Pennsauken, we're probably
10 a block or two away.

11 MS. NUNEZ: Motion to approve.

12 CHAIRMAN HANCE: Second.

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

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Still.

17 VICE-CHAIRMAN STILL: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Moss.

23 MS. MOSS: Yes.

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

1 MR. CIESLIK: Thank you.

2 MR. RIVERA: Thank you.

3 MR. EINGORN: We're going to take a
4 five-minute break.

5 - - -

6 (Proceedings are off the record at
7 6:42 p.m.)

8 (Proceedings are back on the record at
9 6:47 p.m.)

10 - - -

11 MR. EINGORN: The next matter will be
12 Henstar Homes, LLC, 153 N. 34th Street. Good
13 evening, Mr. Izzo.

14 MR. IZZO: Good evening. I represent the
15 applicant.

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

18 - - -

19 ANETIA HENRIQUEZ, ROLANDO QUINTANA,
20 having first been duly sworn/affirmed, was examined
21 and testified as follows:

22 - - -

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

25 MS. HENRIQUEZ: My name is Anetia

1 Henriquez. My address is 33 S. 38th Street, Camden,
2 MR. QUINTANA: Rolando Quintana, 36
3 Country Club Lane, Elizabeth, New Jersey

4 MR. IZZO: We're coming forward to apply
5 for the variances. A different type of an
6 application. The applicant, Ms. Henriquez, who is
7 the owner of the LLC, she wants to take the space
8 that's occupied by a dilapidated garage and build
9 this small 2-story residential unit in that space.

10 In addition, the application would put
11 off-street parking on to the parcel in the place
12 where there's a long unused driveway right now and
13 converted it into two off-street spaces. The
14 principal, main dwelling is unaffected by this
15 application. The application is merely to use the
16 footprint of that old garage and to develop it into a
17 two-story, one-bedroom, house. Can you describe the
18 house that's going to be built there?

19 MR. QUINTANA: Yes. So it'll be a
20 one-bedroom apartment. The first floor will be
21 living area with your kitchen and bathroom. And then
22 you take a stairwell up into an open area which will
23 be your bedroom. And total square footage will be
24 around 474 square feet.

25 MR. IZZO: And occupancy intended for

1 what size of a single person, family, couple?

2 MR. QUINTANA: Yeah. It would be for a
3 couple; max, a couple. It's only a one-bedroom; only
4 a one-bathroom. But it's more than enough space to
5 live comfortably for a maximum of two people.

6 MR. IZZO: So what's on the property
7 right now?

8 MR. QUINTANA: The property is currently
9 the dilapidated garage all the way towards the back.
10 And then you have a single-family dwelling that, as
11 you said, is going to be unaffected by this.

12 MR. IZZO: And the single-family, is that
13 occupied at the present time?

14 MR. QUINTANA: Yes, it is.

15 MR. IZZO: And is this plan going to
16 change the single-family?

17 MR. QUINTANA: No, it will not. The only
18 thing that is changing is, we will be infilling the
19 existing concrete driveway with grass. We will be
20 cutting that in so it'll be more grass in front of
21 the proposed garage dwelling. And then we're going
22 to fence up and that's where the two parking spaces
23 will be.

24 MR. IZZO: So in order to access this
25 proposed unit, if it's approved and built, the

1 occupants will step out of their automobile, walk
2 straight back to the front door of this --

3 MR. QUINTANA: Yes. They will walk
4 through a proposed fence.

5 MR. IZZO: And the occupants of the home
6 that's already there in use, are they going to have
7 access to the two parking spaces?

8 MR. QUINTANA: So the two parking spaces
9 will be split. There's enough space for four so
10 it'll be two for the garage dwelling and two for the
11 existing --

12 MR. IZZO: So there will be four
13 spaces?

14 MR. QUINTANA: Well, we're only proposing
15 two for the sake of this accessory aisle.

16 MR. IZZO; And when those spaces are
17 occupied, you're still going to be able to walk to
18 the residence without any impediment and walk to this
19 new house that's going to be built without any
20 impediment?

21 MR. QUINTANA: Right.

22 MR. IZZO: So Ms. Henriquez, you own the
23 company that's proposing to do this. Are you going
24 to have separate utility services in this newer
25 house?

1 MS. HENRIQUEZ: Yes. It's going to be
2 all electrical.

3 MR. QUINTANA: And there would be one
4 family in the big house, and whoever chooses to
5 occupy the small house?

6 MS. HENRIQUEZ: Correct.

7 MR. IZZO: Is there anything else the
8 Board doesn't understand about what we're suggesting
9 here?

10 MS. HENRIQUEZ: I basically want to add,
11 since this is an already existing garage, just create
12 a one-bedroom apartment and just add another
13 beautiful house to the neighborhood.

14 MR. IZZO: So the Board probably
15 remembers that you've been here before and developed
16 other properties in this area?

17 MR. QUINTANA: Yes.

18 MR. IZZO: And any similar project to
19 this?

20 MR. QUINTANA: Yes.

21 MR. IZZO: You want to mention that?

22 MS. HENRIQUEZ: The next unit to 153 N.
23 34th, the 4-bedroom house with parking.

24 MR. IZZO: And what is your role,
25 Mr. Quintana, are you an engineer or an architect, a

1 builder?

2 MR. QUINTANA: I'm a project manager. I
3 work along side the architects and I prepared the
4 drawings for the proposed accessory lot.

5 MR. IZZO: You reviewed these plans. Is
6 there anything I didn't mention that the Board should
7 be aware of?

8 MR. QUINTANA: Basically, no. We're just
9 going to build on the existing footprint. We won't
10 be expanding. We're just going to use the existing
11 CMU walls and build a second floor if you allow.

12 MR. EINGORN: So just for clarification.
13 Each dwelling unit will have two parking spaces for a
14 total of four?

15 MR. QUINTANA: Correct.

16 MR. IZZO: We submit to questions.

17 MR. EINGORN: Does the Board have
18 questions?

19 CHAIRMAN HANCE: I have a question. You
20 got one entrance up front. Where's your second exit
21 and entrance? Is it the side door?

22 MS. HENRIQUEZ: Yes.

23 MS. MERRICKS: I just want to get a
24 little clarity. So you're going to take this down
25 and put this up?

1 MR. QUINTANA: So the existing CMU, we're
2 going to still use it. We're just going to build up.

3 MS. MERRICKS: On top. Okay.

4 MS. MOSS: Is this on the property of
5 another home?

6 MR. QUINTANA: No, it's not.

7 VICE-CHAIRMAN STILL: It's not on the
8 property of another home?

9 MR. EINGORN: Yes, it is.

10 MR. QUINTANA: It's -- actually I'm
11 sorry. I misinterpreted. It's the garage dwelling
12 within the same lot, yes.

13 MS. MOSS: So it would be like an in-law
14 suite?

15 MR. QUINTANA: Correct.

16 MR. EINGORN: I think they call them
17 accessory dwelling units.

18 CHAIRMAN HANCE: Or they call them tiny
19 homes.

20 MR. QUINTANA: It is tiny, yes.

21 MS. HENRIQUEZ: It's a one bedroom, small
22 kitchen.

23 MR. EINGORN: We had a guy that
24 converted his shed. What street is that? He gave
25 the house to his daughter and he converted a shed

1 into a house?

2 VICE-CHAIRMAN STILL: Wasn't his square
3 footage much more 400 square feet?

4 MR. EINGORN: I don't remember.

5 MR. IZZO: I was curious and I looked at
6 this minimum floor-space requirement under the
7 International Residential Code. This house is
8 actually almost double the minimum. Seven-foot
9 ceilings, seven foot in any direction for any room.
10 One room of at least of 120 square feet. This house
11 is 288 and 288, right?

12 MR. QUINTANA: Correct.

13 MS. NUNEZ: So you're making the most use
14 out of this land, right?

15 MS. HENRIQUEZ: Right.

16 MS. NUNEZ: I was a little confused about
17 the property being on the same block and lot of
18 another property. I got it clarified.

19 MS. HENRIQUEZ: The garage is right in
20 there.

21 MR. EINGORN: Any other questions?

22 CHAIRMAN HANCE: No.

23 MR. EINGORN: Let's open to the public.

24 Anybody here tonight in the that would
25 like to be heard on the application regarding 153 N.

1 34th Street? Hearing none, seeing none, we'll close
2 the public portion.

3 Counsel, any closing argument?

4 MR. IZZO: Yes, we're closed.

5 MR. EINGORN: Do you have any closing
6 arguments?

7 MR. IZZO: We don't. We're relying on
8 the testimony

9 MR. EINGORN: So the applicant is here
10 tonight seeking a use variance for two dwellings on
11 the same lot. And then bulk variances for lot area
12 and for setbacks for front, side and rear. The
13 applicant is proposing parking and to convert their
14 garage into a one-bedroom, one-bath house. The Board
15 should do a discussion of the Positive and Negative
16 Criteria and make a motion.

17 CHAIRMAN HANCE: It's positive. Right
18 now people can't afford homes. So they're looking
19 into -- they call them tiny homes. I did a lot of
20 investigation on that before you came before me.
21 It's livable. Different but needed. I think it's
22 different but I like it.

23 MR. EINGORN: While the Board is
24 deliberating, don't forget you'll have to talk to the
25 tax office and get your addresses and everything

1 sorted. You got multiple units.

2 CHAIRMAN HANCE: Is this for someone that
3 lives in a home or just someone that needs a single
4 home?

5 MS. HENRIQUEZ: A single home.

6 CHAIRMAN HANCE: Or a single apartment?

7 MS. HENRIQUEZ: Yes.

8 MR. IZZO: So we got a 43-foot lot.
9 We've got an oversized lot. I'm trying to obviously
10 improve it and also utilize the space to the benefit
11 of the neighborhood here.

12 MS. MOSS: So it won't impede on the
13 person who lives in the big house so-to-speak?

14 MS. HENRIQUEZ: No. It's going to have
15 like the parking. So when you drive in, it's going
16 to have four parking spots. So this house will have
17 its two parking spaces plus probably can park their
18 car, one car outside. Plus then two more cars on
19 this side. So it'll fit four cars.

20 MS. NUNEZ: So what you mean is, the
21 parking space in between the two properties?

22 MR. QUINTANA: So the parking space, you
23 know, you have your driveway coming in, right?
24 You're in front of the driveway. To the right of the
25 driveway, you have the existing single-family

1 dwelling. And what's existing right now is, you have
2 the driveway going all the way towards the back of
3 the garage. And what we're proposing is to cut that
4 driveway in half, infill with grass, fence it up and
5 then still leave enough room for four parking spaces.

6 VICE-CHAIRMAN STILL: The driveway, is it
7 existing?

8 MR. QUINTANA: Yes, it is.

9 MR. EINGORN: We can't accept photographs
10 on your phone.

11 MR. QUINTANA: Oh, no, no. I'm just
12 looking for my own sake. I'm sorry. Because I
13 believe what is happening is, the driveway is
14 currently about 12 feet wide. So what we will do is,
15 we will infill with grass, fence it up and then we
16 will build a wider driveway going to the side on the
17 grass.

18 MS. HENRIQUEZ: Right now it does have an
19 existing driveway.

20 MR. EINGORN: We don't have any
21 information on the driveway, and that may trigger
22 other variances. I don't know if it was looked at
23 for impervious coverage.

24 MR. QUINTANA: So the plan set --

25 MR. IZZO: We're decreasing the concrete;

1 increasing the grass.

2 MR. QUINTANA: And I do believe we are at
3 15 --

4 MR. IZZO: He's cutting the driveway
5 short; filling it with grass where it used to run
6 back to the garage. Now it's going to be a grass
7 area. He's making the driveway wider than it was;
8 shorter than it was.

9 MR. EINGORN: We don't have any
10 information on that.

11 MR. QUINTANA: It should be there because
12 we did, you know, adjust the survey; did a proposed
13 site plan.

14 MR. EINGORN: We have the elevation and
15 we have the black and white photographs of the
16 existing and then the proposed.

17 MR. QUINTANA: The updated plan has all
18 the zoning information on it.

19 MR. EINGORN: And then if that's the case
20 if you're making the driveway wider, are you
21 intending to widen the curb cut?

22 MR. QUINTANA: We will keep the curb cut
23 at 12 feet.

24 MR. EINGORN: So the curb cut will remain
25 the same?

1 MR. QUINTANA: Yes.

2 CHAIRMAN HANCE: How far is the garage
3 from the house? I'm looking at the last picture
4 here. So the garage sits on the side of the home?
5 Is this the garage here?

6 MR. IZZO: It's on the rear property
7 line.

8 MR. QUINTANA: It's on the rear property
9 line and to the left.

10 CHAIRMAN HANCE: How many feet do you
11 think it's going to be?

12 MR. QUINTANA: More or less 30 feet away.

13 MR. EINGORN: And then the fence that
14 you're proposing, I don't see anything on that
15 either.

16 MR. QUINTANA: That should have been
17 submitted because we -- like I said, we did the site
18 plan with the proposed 6-foot fence and that's all
19 there. Impervious coverage, we made sure we were
20 under the 60 percent --

21 MS. MUHAMMAD: We want to see a copy of
22 the application that was submitted. This is a copy
23 of the application that was submitted.

24 MR. QUINTANA: Okay.

25 MS. MUHAMMAD: This is the denial based

1 upon this right here what you proposed, all right?

2 MR. QUINTANA: Okay.

3 MS. MUHAMMAD: You can take a look at it
4 if you want. And it speaks about -- let's see what
5 it speaks about. You don't have -- right here it
6 would have the height of a fence. We don't have
7 that. It just says, convert. So we add things to
8 the application here, how can we adjust it?

9 MR. QUINTANA: No. I understand.

10 MR. EINGORN: Right. So the Board can
11 consider the request for the use variance and the
12 related bulk variances. However, the fence and the
13 driveway configuration, that's not before the Board
14 right now. We don't have any information. So they
15 couldn't consider that. But you could come back for
16 the fence and the driveway.

17 MR. QUINTANA: Okay.

18 MR. IZZO: So come back for the
19 consideration of the entire application?

20 MR. EINGORN: Well, I mean, they're going
21 to want to get started on the construction of the
22 house if we get approved. So I wouldn't delay the
23 application. I would just come back for the fence
24 and the driveway.

25 MR. IZZO; With a different --

1 MR. EINGORN: With a different
2 application, yes.

3 MS. MUHAMMAD: Because it could be in
4 compliance.

5 MR. EINGORN: Right.

6 MS. MUHAMMAD: But you have to show
7 something.

8 MR. QUINTANA: I apologize for not having
9 the updated set. That should have been in front of
10 you guys. I'm sorry about that.

11 MR. EINGORN: So the existing driveway
12 would remain. No fence. It would just be the
13 approvals for construction of the tiny house;
14 accessory living unit; whatever you want to call it;
15 second home; vacation house.

16 We already opened to the public, right?

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: We're in the
19 discussion-motion portion.

20 VICE-CHAIRMAN STILL: We've seen small
21 things before. We've seen things like this before.
22 I've not seen too many things of this capacity. But
23 as far as the construction for that piece, they seem
24 to have the footage, the square footage that they
25 need. And so I motion to approve the construction of

1 that piece. I guess we'll be waiting on the fence
2 and driveway.

3 MR. EINGORN: Right, which will be a
4 separate application.

5 VICE-CHAIRMAN STILL: Okay. Motion.

6 MS. NUNEZ: Second.

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

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Ms. Nunez.

15 MS. NUNEZ: Yes.

16 MR. EINGORN: Ms. Moss.

17 MS. MOSS: Yes.

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

20 MS. HENRIQUEZ: Thank you.

21 MR. IZZO: We're on the next case also.

22 MR. QUINTANA: Thank you.

23 MR. EINGORN: The next matter for the
24 record is Leyqez, LLC, 931 N. 22nd Street. Counsel,
25 your appearance.

1 MR. IZZO: Charles Izzo also for the
2 applicant, Leyqez, LLC, 931 n. 22nd Street.

3 MR. EINGORN: Do you want to introduce
4 your witnesses. They've already been sworn so they
5 don't have to be sworn.

6 MR. IZZO: We have witnesses that were
7 already sworn, yes.

8 What we're coming to Board for is a very
9 simple rowhouse. I guess you can use the word infill
10 in between two existing rowhouses to build a new
11 rowhouse on a vacant land that's in between the two
12 existing properties that are already there in
13 service. So Ms. Henriquez, are you familiar with
14 this plan?

15 MS. HENRIQUEZ: Yes.

16 MR. IZZO: And why is there an empty spot
17 between these two houses?

18 MS. HENRIQUEZ: When I bought -- I bought
19 the lots so it was empty. So they where already
20 there.

21 MR. IZZO: And you've shown the Board an
22 architect plan and it shows a typical two bedroom,
23 three bedroom --

24 MS. HENRIQUEZ: Three bedroom.

25 MR. IZZO: -- rowhouse with living room,

1 kitchen and all the typical amenities?

2 MS. HENRIQUEZ: Yes.

3 MR. IZZO: Built to the line of the
4 existing homes on that street which happens to be to
5 the street line; is that correct?

6 MS. HENRIQUEZ: Yes.

7 MR. IZZO: And this is new construction.
8 Are you working from the remnants of an abandoned
9 building or what are you doing there?

10 MS. HENRIQUEZ: This is a new
11 construction. It's an empty lot and it had been
12 empty. It was an existing home before in the past,
13 but I purchased the lot. The lot being empty for a
14 while.

15 MR. IZZO: What's different about your
16 house than the houses that line the street right now?

17 MS. HENRIQUEZ: Most are fairly new.
18 Renovations. I'm building a bedroom on the first
19 floor with a full bathroom and then two bedrooms
20 upstairs with a full bathroom. Making it more
21 convenient for whomever.

22 MR. IZZO: What's the status of the land
23 when you bought it? Is it being used by anyone for
24 any purpose?

25 MS. HENRIQUEZ: No. It was empty.

1 MR. IZZO: Mr. Quintana, are you familiar
2 with the plan here?

3 MR. QUINTANA: Yes, I am.

4 MR. IZZO: What do you notice about this
5 plan that's beneficial for the City? How is this
6 going to help?

7 MR. QUINTANA: Well, you know, nobody
8 likes a vacant lot. I think you heard it with the
9 previous meetings here where we're doing the
10 community justice by filling the space in with
11 amenable living.

12 MR. IZZO: Is this going to block
13 anybody from walking through there, parking there,
14 anything like that?

15 MR. QUINTANA: No. So currently that
16 entire block, there are no driveways at all on that
17 block. And what we will do is, we want to match the
18 existing facade and the 16-feet-10-inch set back.

19 MR. IZZO: So the lot is on the smaller,
20 right? You've got 14-foot frontage on the street?

21 MR. QUINTANA: Yes.

22 MR. IZZO: Is that smaller than the other
23 houses on the street?

24 MR. QUINTANA: It should be the same.

25 MR. IZZO: Anything else the Board would

1 like to know about this, if you know?

2 MR. QUINTANA: The only issue, the
3 biggest issue here is the fact that we can't really
4 accommodate for off-street parking considering the
5 front setback is already less than 17 feet. You
6 know, we need at least 18. So that would be the main
7 concern here.

8 MR. IZZO: We submit to questions.

9 MR. EINGORN: Does the Board have
10 questions for the applicant?

11 VICE-CHAIRMAN STILL: Are you going to
12 cut this brush in the back or are you going to have
13 somebody come cut this brush out? I'm just looking
14 at a bunch of trees and brush back here. The
15 property in the rear, like the rear of the property,
16 you see all the brush back there? The part that's
17 on the property, do you have somebody come out and
18 clean that up or?

19 MS. HENRIQUEZ: We can hire somebody to
20 clean that up and will cut the trees.

21 CHAIRMAN HANCE: Is that the back of the
22 property?

23 MR. QUINTANA: Yes.

24 CHAIRMAN HANCE: This is what I'm looking
25 at here. This is where it gets confusing. On this

1 picture here, it shows a bunch of trees back there.
2 That's confusing. So it looks like two different
3 properties.

4 MS. HENRIQUEZ: No. That's in the back.

5 VICE-CHAIRMAN STILL: Right. So this is
6 the rear. You said this is the rear. But then in
7 the picture, the rear is filled with brush.

8 MR. QUINTANA: I don't think this is
9 correct. I don't think that is the same block.
10 Because this is rowhousing. There shouldn't be gaps
11 in any of these.

12 MS. MOSS: These houses are not stuck
13 together. These are.

14 MR. QUINTANA: Exactly. So this isn't
15 the same. That's not the same lot.

16 CHAIRMAN HANCE: So that's not the rear
17 of your property?

18 MS. HENRIQUEZ: No.

19 MR. QUINTANA: The accurate picture is
20 the one tree at the back. And there's a little
21 3-foot high CMU wall for a fence.

22 MS. MOSS: So you're going to use the
23 walls of the houses that are there?

24 MS. HENRIQUEZ: Yes, because it's already
25 existing.

1 CHAIRMAN HANCE: So it's going to be a
2 two-story house, correct?

3 MS. HENRIQUEZ: Correct.

4 MR. IZZO: Not a duplex?

5 MS. HENRIQUEZ: No, no duplex.

6 CHAIRMAN HANCE: Each house is different
7 sizes.

8 MS. HENRIQUEZ: And no basement.

9 VICE-CHAIRMAN STILL: Just some confusion
10 on our end. One of the pictures show one thing and
11 then it shows another thing. I don't really know
12 what I'm looking at. But I'm kind of like trying to
13 piece it together.

14 MR. EINGORN: Is there an alleyway at the
15 back of the property?

16 MR. QUINTANA: No, there is not.

17 CHAIRMAN HANCE: Do they butt up to
18 fencing?

19 MR. QUINTANA: Yes, the fence line.

20 MR. EINGORN: Are there utilities back
21 there?

22 MR. QUINTANA: Nothing. The lot is
23 entirely vacant. There's only one tree there.

24 MR. EINGORN: Right. The electrical
25 pole, they don't run at the rear; they run at the

1 front?

2 MR. QUINTANA: The electrical pole,
3 there's actually an electrical pole directly in front
4 of the vacant lot.

5 MR. EINGORN: Got it. I was just
6 wondering whether this brush was cut after that
7 aerial was taken on Google Maps or whatever it is.

8 MR. QUINTANA: I can confirm that's not
9 the same street because the block is entirely
10 rowhouses. There shouldn't be gaps within the houses
11 like that picture suggests.

12 MS. MUHAMMAD: Can you bring back
13 pictures, accurate pictures?

14 VICE-CHAIRMAN STILL: I would like some
15 pictures.

16 MR. EINGORN: The Board would like to see
17 some pictures to confirm exactly what's going on. So
18 October 5th is the next meeting. Take a bunch of
19 pictures so the Board can confirm what's going on and
20 then we should be good to keep going on this. Right?

21 CHAIRMAN HANCE: Yes. Especially that
22 fence in the back.

23 MR. QUINTANA: And colored pictures would
24 be helpful.

25 MR. QUINTANA: Okay. So that fence --

1 VICE-CHAIRMAN STILL: You do see where
2 our confusion is, right?

3 MS. HENRIQUEZ: Yes.

4 VICE-CHAIRMAN STILL: Like one of the
5 pictures shows that's your rear. The other is an
6 aerial that shows a whole different block is what
7 you're saying, right?

8 MR. QUINTANA: I don't know what that
9 picture is.

10 CHAIRMAN HANCE: I want you to focus on
11 the left fence and the right fence. Because if they
12 butt up you'll see the double poles. Do you see what
13 I'm saying?

14 MR. QUINTANA: Right. I'm positive it's
15 this one.

16 CHAIRMAN HANCE: This side or that
17 side?

18 MR. QUINTANA: Yeah.

19 MR. EINGORN: So for the record, the
20 matter of Leyqez, LLC, 931 N. 22nd Street is being
21 adjourned to October 5th. This is the notice of that
22 adjournment so no further notice will be required.
23 The applicant will bring colored photos of the rear
24 of the lot, the front of the lot, and if you can get
25 a new aerial, maybe that will work. All right?

1 We'll see you next month

2 MR. QUINTANA: Yes.

3 MS. HENRIQUEZ: Thank you.

4 MR. EINGORN: You ladies are here on
5 Carman Street?

6 UNIDENTIFIED SPEAKER: Langham Avenue.
7 We're from 1270 Langham.

8 MR. EINGORN: Should we take that one
9 first then?

10 MS. NUNEZ: Yes.

11 MR. EINGORN: So we are going to hear the
12 application of Mold Service, LLC regarding 1154
13 Langham Avenue.

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

16 - - -

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

20 - - -

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

23 MR. HERNANDEZ: Joshua Hernandez, 4414
24 Baker Avenue, Pennsauken, New Jersey.

25 MR. EINGORN: Great. And Mr. Hernandez,

1 you are the sole owner of Mold Service, LLC?

2 MR. HERNANDEZ: Yes.

3 MR. EINGORN: Very good. And you're here
4 tonight requesting bulk variances for a duplex?

5 MR. HERNANDEZ: Yes.

6 MR. EINGORN: What can you tell us about
7 the property?

8 MR. HERNANDEZ: This is Carman Street,
9 correct?

10 MR. EINGORN: No. We're going to take
11 1154 Langham Street. That way we can get these
12 ladies out of here.

13 MR. HERNANDEZ: So Langham, I'm proposing
14 a duplex on Langham, the same as the other designs
15 will be. The entrance will be the alleyway for the
16 tenants in the rear going upstairs. And then the
17 front door will be the entrance for the tenants on
18 the first floor. We'll have a separate set of steps
19 going from the exterior. They'll both have their own
20 electrical meters. That's pretty much it. Two
21 bedrooms on the second floor and two bedrooms on the
22 first floor.

23 CHAIRMAN HANCE: What you're holding
24 right there, is that the Langham set up right there?

25 MR. HERNANDEZ: Yeah. Do you guys have

1 the Langham set up? So this is it here. I'm sorry.
2 So this is it here.

3 MR. EINGORN: Ladies, if you want to see
4 the plans, sit here.

5 UNIDENTIFIED SPEAKER: Our concern is the
6 street area.

7 MR. EINGORN: Wait, wait. You'll have
8 your time. When we open to the public, you could
9 come up and speak. I just want to make sure that you
10 see everything.

11 MR. HERNANDEZ: So as far as the
12 entrances, we're proposing separate entrances for the
13 property. The property is vacant right now. There's
14 multiple properties in the area that are vacant right
15 now on Langham. I actually am purchasing four
16 properties on the same street this week.

17 So the area right now is -- we're just
18 trying to develop the area wherever we can honestly.
19 I know a lot of properties in the area we won't be
20 turning into duplexes. But this just happens to have
21 the correct square footage. We have the alleyway for
22 the entrance for the rear for the tenants upstairs.
23 And our priority -- my priority being from the City,
24 is just to give affordable housing to the people in
25 the City of Camden.

1 I mean, investors come in all the time
2 and rent goes up. We're one of the companies where
3 our rent is still very cheap and we accept Section 8.
4 We use veterans, the Veterans Association. We
5 provide housing to anyone and everyone who needs it
6 at an affordable rate. So that's what we're trying
7 to bring to the community. And it's very important
8 to me, like I said, being from the City and knowing
9 the issues that we have now.

10 MR. EINGORN: And this is an R-2 Zone so
11 a duplex is a permitted use. The applicant is here
12 seeking bulk variances for lot area, width, depth and
13 setbacks, as well as off-street parking. The
14 property doesn't have any off-street parking, right?

15 MR. HERNANDEZ: Unfortunately, no. The
16 property, we're requesting to see if we can get a
17 waiver for parking, if possible. With that being
18 said, there is a bunch of properties in the area that
19 are vacant and we are trying to see if we can fill
20 that void now.

21 Like I said, I understand the other
22 properties won't be converted into duplexes because
23 they don't have the alleyway and also the parking is
24 a concern for me too. This is one of the first
25 properties that we really don't have parking so we're

1 requesting off-street parking.

2 MR. EINGORN: Any question from the
3 Board?

4 VICE-CHAIRMAN STILL: Where are you
5 putting this off-street parking?

6 MR. HERNANDEZ: So we currently just have
7 street parking. Like the residents are able to park
8 in the street. We don't have an actual -- like a
9 parking lot in that area or anything like that. We
10 wish we did.

11 VICE-CHAIRMAN STILL: But you're
12 requesting off-street parking?

13 MR. HERNANDEZ: I'm sorry. We're
14 requesting to see if we can get approved without
15 having parking. So a parking variance or a waiver
16 for outside, yeah, if possible.

17 MR. EINGORN: How many bedrooms is it
18 currently?

19 MR. HERNANDEZ: So right now there is --
20 it's a 3-bedroom apartment. We're proposing two on
21 the first floor, two on the second floor. We're
22 going to be getting rid of the steps going to the
23 upstairs. And then the steps for the upstairs would
24 be through the exterior in the back.

25 CHAIRMAN HANCE: Does that home have a

1 basement also?

2 MR. HERNANDEZ: It does have a basement,
3 yes.

4 CHAIRMAN HANCE: I'm very familiar with
5 Langham Avenue. I met my wife there many years ago.
6 But that was the 1100 block, 1131 Langham Avenue.
7 And believe it or not, they have side parking. If
8 you go out on the street, you can park on the side of
9 the house. There's a garage back there.

10 MR. HERNANDEZ: Some people have side
11 parking. The person across the street, he does have
12 his own parking as well. So some houses have this
13 and others don't.

14 VICE-CHAIRMAN STILL: But this one
15 doesn't?

16 MR. HERNANDEZ: This one doesn't have
17 parking that's off-street, no.

18 VICE-CHAIRMAN STILL: And this is a
19 side-by-side, correct?

20 MR. HERNANDEZ: Yes.

21 VICE-CHAIRMAN STILL: That's what is
22 pictures of, side-by-side?

23 MR. HERNANDEZ: Yes, that's a
24 side-by-side, yeah.

25 CHAIRMAN HANCE: Most of them are two,

1 two.

2 MR. HERNANDEZ: Yeah. It's two and then
3 alleyway, alleyway and then the same thing.

4 MR. EINGORN: Any other questions?

5 CHAIRMAN HANCE: No.

6 MR. EINGORN: We're going to open to the
7 public. Ladies, that means you.

8 MR. HERNANDEZ: I'll leave the plans up
9 here.

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

12 - - -

13 MARSHA HAIRSTON, having first been duly
14 sworn/affirmed, was examined and testified as
15 follows:

16 - - -

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

19 MS. HAIRSTON: Marsha Hairston, 1139
20 Langham Avenue.

21 MR. EINGORN: What would you like to
22 say?

23 MS. HAIRSTON: I live on the block.
24 I don't know why more aren't here. We were opposed
25 to duplex apartments. All our houses are Langham are

1 single-family dwellings. We have one on the block
2 that illegally made it a duplex. I call it a triplex
3 because they have another thing in the back. And
4 it's chaos. So that's why our block -- our
5 single-families have been there for a long time,
6 we're completely opposed to it, to anymore duplexes
7 or anything, because we have a hard time parking.

8 People have three or four cars as their
9 children grow. And lot of us are elderly. When we
10 try to park, we have to park down the block. Even
11 with our tags, they don't have no respect for us. So
12 the people on Langham Avenue are opposed to it. Many
13 of them didn't come though out but they're opposed to
14 it. That's all I can say.

15 MR. EINGORN: Ma'am, would you like to
16 say anything?

17 UNIDENTIFIED SPEAKER: No.

18 MR. EINGORN: Anybody else in the public
19 tonight that like to be heard on this application,
20 come forward now. Hearing none, seeing none, we'll
21 close the public portion.

22 Mr. Hernandez, is there anything you want
23 to add?

24 MR. HERNANDEZ: No other than the fact
25 that I did see a few duplexes on the block. It was

1 at least two of them. I don't know if they're legal
2 or not legal. But I'm coming to see if I can
3 possibly get a legal duplex. Just because, like I
4 said, this property, for me, we have the
5 accessibility of having tenants walk through the rear
6 and up through the steps to the second floor.

7 And I do understand that parking is an
8 issue; it's a concern for the City of Camden, myself
9 as well for tenants. But, you know, we're hoping
10 to -- just like I said, bring affordable housing to
11 the City which I feel as though we need with all the
12 vacant properties. We're just trying to fill that
13 void.

14 MS. MERRICKS: Do you own the property?

15 MR. HERNANDEZ: Yes, I do.

16 MS. MERRICKS: How long have you owned
17 the property?

18 MR. HERNANDEZ: This property here?

19 MS. MERRICKS: Yes.

20 MR. HERNANDEZ: So I've recently just
21 purchased it about, I want to say, maybe a month ago.
22 I just purchased it. It was part of a bulk deal and
23 I am purchasing four more on that same block that
24 came to my desk. So there's a lot of vacant homes on
25 Langham.

1 From what I received, just four
2 properties. There's other people on other sections of
3 Langham that also are trying to sell to me. But I
4 want to specifically stick to this area right now on
5 that block. I've only owned it for about a month.
6 We haven't started any construction. We haven't
7 touched it yet.

8 CHAIRMAN HANCE: Have you talked to the
9 neighbors in that area?

10 MR. HERNANDEZ: I haven't talked to
11 anyone in the area currently. I don't know anyone in
12 the area. I've been just so busy lately. But I
13 haven't done a walk-thru. Like I've done it on
14 Bradley. I've done it on Princess. Since this
15 property is so new to me, I haven't been able to.
16 And people know like in the City, if you see me, I'm
17 always at all the projects. If anyone has a
18 concern -- like Bradley had a concern with their
19 gate. We fixed it for them.

20 If anyone has any concerns, we'll gladly
21 help them with anything. And we do everything free
22 of charge. We try to help everyone we can during the
23 process. Because we understand it's foreign. It's a
24 lot of construction going on. You don't know me and
25 I'm coming into the City. We try to communicate with

1 everyone and I give them my cell phone number if
2 possible.

3 VICE-CHAIRMAN STILL: We know in the City
4 that Mold Service, LLC does quality work. I think
5 the concern of the community is that it's a duplex
6 and not keeping the integrity of the neighborhood
7 which is one-family homes. So she's not saying not
8 to build. She's saying duplex versus what the
9 integrity of the neighborhood. So my question to you
10 is, what is the reason why you're going with a duplex
11 versus a one-family home? Why does it have to be a
12 duplex?

13 MR. HERNANDEZ: So right now there are
14 multiple duplexes in the area. And I don't know if
15 they're legal or not. I do know that they do have
16 separate entrances to go into their apartments. And
17 we're trying to do it legally. But for me, it's just
18 housing. We have so many programs that we work with
19 in the City who request housing from us. And there's
20 a shortage. So we're trying to meet that demand but
21 we're also trying to do it with quality work. We
22 also keep it affordable so people can afford them.

23 For me I'm doing it because we're trying
24 to provide housing at affordable rates. And the way
25 to do that for me is to split some of these

1 properties up. Although our taxes go up, it's still
2 one property two doors. I'm paying less than like
3 taxes and utilities so that's the only way I can keep
4 the pricing down also. So that's why.

5 VICE-CHAIRMAN STILL: So, Kyle, is it the
6 correct zone for duplexes?

7 MR. EINGORN: R-2 Zone does permit
8 duplexes. The applicant is not here tonight for a
9 use variance.

10 VICE-CHAIRMAN STILL: I understand.

11 MR. EINGORN: The applicant is here for
12 bulk variances related to the preexisting condition
13 of the land based upon the way the house was built on
14 the lot.

15 CHAIRMAN HANCE: The concern is parking.
16 Even if it was a single-family home, you could get
17 still four cars. People live in the home.

18 MR. HERNANDEZ: And people who are in the
19 area, they are splitting them up. So there are like,
20 I said, people who are living in one property. And
21 some people can do it illegally and you just don't
22 know about it.

23 For me, I'm coming before the Board to
24 try to see if it's possible. But you do have
25 multiple bedrooms; you do have children who do have

1 cars in these properties. So parking, if they have
2 three bedrooms upstairs, technically, if you have
3 three grown children, they would need three cars
4 anyway. We're splitting them up to two bedrooms
5 upstairs, two downstairs.

6 CHAIRMAN HANCE: So what I'm stating is,
7 if it was a single home, it would be a problem with
8 parking. If it's a duplex, it's going to be a
9 problem with parking. Because the parking there is
10 far and few. It's real thin. Nowadays, times have
11 changed where people have more than one car. Catch
12 22.

13 MR. HERNANDEZ: In this area like I said,
14 I am purchasing four more this week on Langham on
15 that block. We aren't turning anything else into a
16 duplex in that area. So that area for me, we're
17 going to keep them single-family and we're going to
18 be renting them to the Veterans Society. And they're
19 going to remain single. This one in this special
20 case, is the only one that we're going to try to
21 convert into a duplex. So I wouldn't be before the
22 Board anymore for Langham.

23 CHAIRMAN HANCE: So these our designated
24 for veterans; is that what you're saying?

25 MR. HERNANDEZ: So we have programs that

1 we work with that pretty much house retired veterans
2 or they'll house Section 8. So we have different
3 programs we work with. For Langham for the
4 single-family homes, they'll be rented out for
5 veterans. But the duplex specifically isn't going to
6 like a specific, you know, organization at this
7 moment. We haven't chosen someone yet.

8 MR. EINGORN: Questions; discussion; and
9 a motion.

10 VICE-CHAIRMAN STILL: Motion to approve.

11 CHAIRMAN HANCE: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Five in favor and none
24 opposed, the motion passes.

25 MR. HERNANDEZ: Thank you.

1 MR. EINGORN: Let's go back to 3081
2 Carman Street.

3 MR. EINGORN: For the record,
4 Mr. Hernandez has already been sworn.

5 MR. HERNANDEZ: So Carman Street, it'll
6 have the similar setup. The only difference is, we
7 do have an area for off-street parking in the rear.
8 And we're able to -- we have access. All the homes
9 have -- it's a driveway sort of that leads to the
10 alleyway and there's a designated parking spot behind
11 the house. So that's where the tenant is going to
12 park for upstairs.

13 And then in front of the home, we have
14 sufficient parking for the tenant. That'll be on the
15 first-floor apartment. They will have two different
16 entrances and exists. There's an egress leading into
17 the second floor. There will be two-bedroom
18 apartments also for Carman Street.

19 MR. EINGORN: Is this tub enormous or is
20 it just the photograph?

21 MR. HERNANDEZ: That tub is huge. It's
22 existing. That's the bathroom right now. It's a
23 huge tub.

24 MR. EINGORN: It's pretty cool.

25 MR. HERNANDEZ: Yes. Like the 1930's.

1 MR. EINGORN: Are you going to keep it?

2 MR. HERNANDEZ: No. We throw them away
3 unfortunately. We don't use them. We can't use
4 them.

5 The property is distressed. We come in
6 and remodel all these homes; everything from scratch.
7 This is across the street from the old Wilson High
8 School; where Wilson used to be.

9 VICE-CHAIRMAN STILL: You said it's two
10 stories?

11 MR. HERNANDEZ: Yes, it's two stories.
12 First floor will be the first floor apartment. The
13 second will be a second. Like I said, there is
14 off-street parking. The entrance to the second floor
15 will be in the rear.

16 MS. MOSS: It's currently a single-family
17 home?

18 MR. HERNANDEZ: It's currently a single,
19 yes. We alter the structure in the interior. We
20 just tear down the steps from the first floor. We
21 seal the floor and the entrance now comes in through
22 one of the windows. So the window would be opened
23 up; the brick will be cut out; and then we put a door
24 leading down to the entrance. Since it's two
25 stories, we don't need a fire escapes.

1 VICE-CHAIRMAN STILL: So you're building
2 down?

3 MR. HERNANDEZ: We're going to be
4 building from -- so basically the rear window where
5 it's facing the parking, we're going to open that
6 window up and put a door there; and then we're coming
7 out the back yard. We're going to come three-foot
8 landing down and then back down for the steps to go
9 inside and outside from the rear, yes.

10 MS. MOSS: So it's only one way in and
11 one way out?

12 MR. HERNANDEZ: For the second floor,
13 yes. The first floor has an egress. From the back
14 door you can leave; front door you can leave. The
15 upstairs is going to have that one means to come
16 upstairs. We don't need a fire escape because it's
17 two floors. If it was a three-story, we would be
18 required to give them a fire escape.

19 MR. EINGORN: Any other questions?

20 MS. MOSS: Are there any other apartments
21 on that block that you know of?

22 MR. HERNANDEZ: I haven't driven there to
23 fully like -- it's a long street on Carman so I'm not
24 100 percent sure if there's other duplexes honestly.
25 I'm not sure.

1 MR. EINGORN: Let the record reflect that
2 there's no nobody in the public. However, we will
3 open and close to the public as a matter of course.

4 MS. MUHAMMAD: Do they share the second
5 entrance in the back or they share the front
6 entrance?

7 MR. HERNANDEZ: No, they won't be sharing
8 any entrances. So the first floor has their separate
9 entrance and the second floor will also have their
10 second entrance.

11 MS. MOSS: In the back?

12 MR. HERNANDEZ: Yes. As soon as they
13 come in the parking lot, once they come in to park,
14 they can go up their steps to go upstairs from the
15 back.

16 VICE-CHAIRMAN STILL: So there's parking
17 in the back?

18 MR. HERNANDEZ: There is, yeah.

19 MS. MOSS: There's no alleyway. I'm
20 concerned about that.

21 MR. HERNANDEZ: Well, that's where
22 everyone parks out on that block. So I did check to
23 see if anyone parks back there. That's where they go
24 in to park into there. It's like a -- some of these
25 streets next to Lady of Lourdes Hospital where they

1 go through the alley to go and park behind their
2 houses, is exactly the same thing.

3 MS. MOSS: Okay.

4 MR. HERNANDEZ: Well apparently, the kids
5 from Wilson use this house to play inside and so it
6 has been sitting for a long time apparently.

7 MR. EINGORN: Discussion and a motion.

8 CHAIRMAN HANCE: I make a motion that we
9 pass.

10 MS. NUNEZ: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Five in favor and none
24 opposed, the motion passes.

25 MR. HERNANDEZ: Thank you.

1 MR. EINGORN: And lastly --

2 VICE-CHAIRMAN STILL: I have a suggestion
3 for this property. On this application, if you would
4 have come and brought some pictures for that rear
5 driveway or rear portion, it would have been real
6 smart cause it helps us in deciding. And that
7 parking is important especially on that type of
8 block.

9 MR. HERNANDEZ: Right.

10 VICE-CHAIRMAN STILL: Just like the last
11 case like the Chairman said, it's kind of like,
12 you're going to have trouble if it's one family or a
13 duplex. But knowing that this property has that
14 rear, it kind of helps us in deciding.

15 MR. HERNANDEZ: Yes.

16 MR. EINGORN: So the last matter for
17 tonight is Mold Service, LLC, 708 N. 27th Street.
18 Mr. Hernandez is here and he has previously been
19 sworn and is under oath.

20 The applicant is here tonight for a
21 duplex and needs bulk variances for lot area, lot
22 width and then setbacks for front, side and rear and
23 impervious coverage variance and an off-street
24 parking variance unless parking can be demonstrated.

25 Good evening, Mr. Hernandez, what would

1 you like to tell us about the property?

2 MR. HERNANDEZ: So this property, it's
3 already a duplex. It has been a duplex -- I guess
4 the pictures reflect the hallway, the entrance to the
5 second floor. So when I purchased this property, we
6 were told it was a duplex legally. But unfortunately
7 upon looking at the records, it was done illegally.
8 But it's already done. Well, the property needs a
9 major rehab. People were living there in its
10 condition unfortunately. We did relocate the tenants
11 until they were able to go back in there. It is
12 existing currently exactly how I purchased it.

13 MR. EINGORN: So the work that was
14 partially completed, that wasn't you?

15 MR. HERNANDEZ: No.

16 MR. EINGORN: They pulled the carpet off
17 the steps and just leave it?

18 MR. HERNANDEZ: Yes. That's exactly how
19 they were living.

20 CHAIRMAN HANCE: Is someone living next
21 door?

22 MR. HERNANDEZ: Yes.

23 CHAIRMAN HANCE: It looks abandoned.

24 VICE-CHAIRMAN STILL: Have you spoken to
25 anybody in the community about what you would like to

1 do?

2 MR. HERNANDEZ: Yes. I talked to the
3 neighbor to the left and I talked to the neighbor to
4 the right. They said that the tenants that were in
5 there, they weren't like the nicest. But I mean,
6 living in the conditions that they're living in,
7 I wouldn't be too happy myself either. Like I said,
8 they're living there. We were nice enough to be able
9 to house them somewhere else temporarily until we
10 were able to fix this situation that was going on and
11 get in there and do the proper procedure to make it
12 habitable. But the neighbors did say they want the
13 property to look nice. Obviously, it raises property
14 values and stuff like that. They didn't have
15 anything else to say to me about the existing
16 structure.

17 MS. MOSS: So the house next door is a
18 single-family home?

19 MR. HERNANDEZ: Yes. The house is a
20 single and they are living there. And the house to
21 the left as well. It's occupied as well.

22 MR. EINGORN: Just for the record, we'll
23 open and close to the public. There's nobody
24 remaining.

25 VICE-CHAIRMAN STILL: This is close to

1 27th and the closest cross street?

2 MR. HERNANDEZ: Sherman Avenue, I think.

3 They have the two showers, separate
4 showers, separate bathrooms, separate kitchens.
5 Stoves, gas lines and everything is all existing. It
6 looks like the property was done a long time ago
7 because they do have -- like the second floor has a
8 gas line coming up to the second floor. The only way
9 to pipe that out was to have the walls open. And
10 then all the electric wires, everything is existing.
11 It looks like old knob and tube in there.

12 CHAIRMAN HANCE: Did it have two separate
13 heaters?

14 MR. HERNANDEZ: It had two separate water
15 heaters in there. They have a furnace that powers
16 the whole property. But it looks like they haven't
17 done like the proper electrical to separate them or
18 anything like that. They just kind of like -- the
19 two separate entrances, there's a door here, there's
20 a door here and the hallway is split up. It's all
21 plaster walls. So it looks like it was a long time.

22 VICE-CHAIRMAN STILL: And this is also
23 no parking, correct?

24 MR. HERNANDEZ: Yes. This one has no
25 parking either.

1 MR. EINGORN: What's the on-street
2 parking like?

3 MR. HERNANDEZ: So I know the neighbor
4 has -- we have to get a survey done. I haven't done
5 a survey on this. But the neighbor has their own
6 parking off-street. The neighbor beside them also
7 has their own. The neighbor to the right of me also
8 has his own off-street parking. The corner house has
9 their -- off of Sherman Avenue they have their own
10 parking on this side as well.

11 Across there's like a parking lot
12 specifically for the people who work there. But you
13 can fit -- I mean, if you're going to park, you can
14 probably fit a car in front of the home and then
15 behind the bus stop you can fit a car. In front of
16 the neighbor's house you can fit a car. They have
17 off-street parking like I said.

18 MR. EINGORN: Any other questions?
19 Discussion. Motion.

20 MS. MOSS: I'm kind of visualizing where
21 it --

22 MR. HERNANDEZ: It's the across the
23 street from -

24 MS. MOSS: That flower shop, right? Is
25 it a flower shop?

1 MR. HERNANDEZ: It's a liquor store.

2 MS. MOSS: It like sits back on --

3 MR. HERNANDEZ: Yeah, yeah, it's right
4 there.

5 MS. MOSS: I know where it is.

6 MR. HERNANDEZ: It's a very ugly house.

7 MS. MOSS: It's a veterans school.

8 MR. EINGORN: Wait, wait. The court
9 reporter can only take one person at a time. Let's
10 be mindful. I know we're excited.

11 MS. MOSS: I figured it out.

12 MR. HERNANDEZ: It's a stucco home. It's
13 an old purple stucco home across the street. I think
14 it is from the flower shop.

15 MS. NUNEZ: Motion.

16 MR. EINGORN: Do we have a second?

17 CHAIRMAN HANCE: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Still.

22 VICE-CHAIRMAN STILL: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Five in favor and none
5 opposed, the motion passes. Mr. Hernandez have a
6 great night and thanks for coming out.

7 MR. HERNANDEZ: Thank you.

8 MR. EINGORN: Now we have the Adoption of
9 Resolutions for August 3, 2026, the regular meeting.
10 Everyone can vote on them but Ms. Merricks who was
11 not present at that meeting.

12 Granting Use Variance and Bulk Variance
13 Approval: L'Tanya Brooks, 1255-1257 Empire Avenue,
14 Fence along right-of-way.

15 Granting Use Variance and Site Plan
16 Approval: The Michaels Organization, WS
17 Broadway-Winslow/Jefferson. Construct 34-Unit
18 Townhouses.

19 Granting Use Variance and Bulk Variance
20 Approval: CSA IV, LLC, 719-725 Broadway. Retail
21 apartments.

22 Granting Use Variance and Bulk Variance
23 Approval: CSA, IV, LLC, 530-532 Royden Street.
24 Parking lot for 719-725 Broadway.

25 Granting Use Variance and Bulk Variance

1 Approval: Taniesha Wilson, 751 Chestnut Street.
2 Four apartments.

3 Granting Bulk Variance Approval: Holding
4 12, LLC, 10 N. 27th Street. Duplex

5 Granting Nonconforming Use and Bulk
6 Variances: Jonathan Gabay, 784 Walnut Street. Five
7 apartments.

8 Granting Use Variance and Bulk Variance
9 Approval: Jonathan Gabay, 786 Walnut Street. Five
10 apartments.

11 Denying Use Variance and Bulk Variance:
12 My Brothers Keeper, 502 State Street.

13 Do we have a motion to Adopt the
14 Resolutions from August 3rd, 2026?

15 VICE-CHAIRMAN STILL: Motion.

16 CHAIRMAN HANCE: Second.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Still.

21 VICE-CHAIRMAN STILL: Yes.

22 MR. EINGORN: Ms. Nunez.

23 MS. NUNEZ: Yes.

24 MR. EINGORN: And Ms. Moss.

25 MS. MOSS: Yes.

1 MR. EINGORN: Great. So moved.

2 We have pending litigation. So do

3 I have a motion to go into Closed Session?

4 CHAIRMAN HANCE: Motion.

5 VICE-CHAIRMAN STILL: Second.

6 MR. EINGORN: All in favor?

7 THE Board: Ayes.

8 MR. EINGORN: We're in Closed Session.

9 Off the record.

10 - - -

11 (At which time, the Zoning Board of
12 Adjustment is off the record and in Closed Session at
13 7:45 p.m.)

14 (At which time, the Zoning Board of
15 Adjustment is back on the record at 7:48 p.m.)

16 - - -

17 MR. EINGORN: I need a motion to adjourn.

18 VICE-CHAIRMAN STILL: Motion to adjourn.

19 MR. EINGORN: Do I have a second?

20 MS. MERRICKS: Second.

21 MR. EINGORN: All in favor?

22 THE Board: Ayes.

23 - - -

24 **(Meeting concluded at 7:48 p.m.)**

25

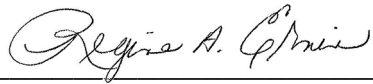
1 CERTIFICATION

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 

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