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June 10, 2025

File No. 30886-1

VIA HAND DELIVERY

Dr. Edward C. Williams
Planning Director/Zoning Officer
Dept. of Development and Planning
520 Market Street
City Hall, Room 224
Camden, NJ 08101

**Re: Zoning Board of Adjustment Application
Use Variance and Preliminary & Final Site Plan Application
Project: Florence Holding Group, LLC
Block 604, Lot 11, 30, 31, 38, 39, 97, 98 & 100**

Dear Dr. Williams:

This office represents Florence Holding Group, LLC ("Applicant"), the owner of the Property identified as Block 604, Lot 11, 30, 31, 38, 39, 97, 98 & 100 as shown on the Official Assessment Map of the City of Camden, and commonly known as 2201-2227 South 8th Street, Camden, New Jersey ("Property").

There is currently an existing 44,110 sf warehouse building operated by the Applicant on the Property. The Applicant operates a storage warehouse on the Property. Part of the existing building was damaged and the walls roof removed prior to Applicant's purchase of the Property. The Applicant proposed to reconstruct the 6,684 sf warehouse area that was damaged.

The Property is located in the R-2 Zoning District. The Applicant is seeking a D variance pursuant to N.J.S.A. 40:55D-70.d(2) to permit an expansion of the currently existing non-conforming use. The applicant is also seeking preliminary and final site plan approval for the improvements. There are existing non-conformities that are not exacerbated by the proposed improvements. To the extent is its deemed necessary, the Applicant will seek a variance pursuant to N.J.S.A. 40:55D-70.c to permit the front yard setback to Florence Street for the proposed improvement where 10 feet is required. The proposed setback will be consistent with the existing structure.

COUNSEL WHEN IT MATTERS.SM

Mount Laurel, New Jersey | Hamilton, New Jersey | Camden, New Jersey

In that regard, I enclose the following:

1. Original plus twelve (O+12) copies of the completed Zoning Permit application;
2. Original plus twelve (O+12) copies of the completed Zoning Appeal form;
3. Original plus twelve (O+12) copies of the completed Site Plan application form;
4. Thirteen (13) copies of a Site Plan prepared by Key Engineers, Inc.;
5. Thirteen (13) copies of the Building Renderings prepared by Key Engineers, Inc.;
6. Thirteen (13) copies of an exterior 3D View of building;
7. Thirteen (13) copies of the Completed Assessment Certification for the Property;
8. Thirteen (13) copies of the Disclosure of Owners of the Applicant pursuant to N.J.S.A. 40:55D-48.1;
9. Original plus twelve (O+12) copies of the Escrow Agreement and W-9;
10. One (1) copy of the recorded deed dated February 6, 2021; and
11. Our client's checks in the amount of \$87.30 representing the zoning permit fee; \$177.32 representing the "use" variance fee; \$1,137.50 representing the preliminary & final site plan application fee; and \$3,613.23 representing the escrow fee.

Kindly advise as to whether the application is complete and when it can be scheduled for a public hearing.

Thank you for your cooperation. If you have any questions, please contact me.

Very truly yours,


KEVIN D. SHEEHAN

KDS/rr
Enc.

cc: Gregory Fusco, Key Engineers, Inc., PE
Pat Mancini, Florence Holding Group, LLC
Tom Mancini, Florence Holding Group, LLC
(via email only)

4924-4361-3759, v. 1

CITY OF CAMDEN
DIVISION OF PLANNING
CITY HALL – ROOM 224
PO BOX 95120
CAMDEN, NEW JERSEY 08101-5120
(856) 757-7214

INSTRUCTIONS FOR ZONING/SIGN PERMIT APPLICATION

ALL APPLICANTS WHO NEED A ZONING/SIGN PERMIT MUST SUBMIT THE FOLLOWING:

1. Completed Zoning AND/OR Sign Application
2. Proof of ownership (deed, tax bill, or lease) (Leases must be notarized) (Contract of Sale)
3. A detail floor plan of proposed use, conversion of single family dwelling shall have measurement of all habitable space. Accurate drawing of a proposed sign including dimensions and illustration signed by sign supplier. **Any addition or accessory uses or fences must have a Plot Plan and/or Survey. Additions/Fences must be presented on a Plot Plan/Survey with rear and side set back. You can obtain a Plot Plan from the Engineering Dept. located in City Hall, Room 325.**
*(copy of all/any plans must accompany application.

4. Completed attached Tax Certification (City of Camden Tax Office Room 117 1st floor and Water/Sewer is located in the Room 117, 1st floor)

5. Application fee:
(non-refundable)

Single Family Dwelling	\$ 69.56
Two-Family Dwelling	\$ 139.13
Three-Family Dwelling	\$ 215.51
Or More	
Rooming House	\$ 259.16
Boarding House	\$ 259.16
Commercial Use	\$ 87.30
Industrial Warehousing & Manufacturing Use	\$ 139.87
Institutional Use	\$ 69.56
Advertising Billboards	\$ 395.56
Sign Application	\$ 79.11
Rezoning Application	\$ 345.09

Money Order or Check payable to the City of Camden

PLEASE RETURN COMPLETED APPLICATIONS TO THE ABOVE ADDRESS. **INCOMPLETE APPLICATIONS SHALL NOT BE PROCESS. ANY APPLICATION WHICH REMAINS INCOMPLETE FOR MORE THAN 10 BUSINESS DAYS WILL BE DISCARDED.** FALSIFICATION IN ANY FORM SHALL SUBJECT APPLICANT TO A FINE OR MUNICIPAL COURT.

No construction, erection, alteration, repair, remodeling, conversion, renovation or demolition of any building or structure shall begin prior to Zoning approval. Other municipal agency approvals maybe required.

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

I. GENERAL

Today's Date: _____

Applicant: Florence Holding Group Telephone: 215-739-2627

Applicant's Address: P.O. Box 228, Lumberton, NJ 08048-0228

Applicant Interest: (please check one) ☒ owner ☐ tenant ☐ agent/owner

SUBMITTING FOR: ☒ Zoning Permit ☐ Sign Permit

1. Name and Address of property OWNER if different from that of applicant:

N/A

2. Address and Block and Lot number for which zoning/sign permit is desired:

2201-2227 South 8th Street, Camden, NJ 08103 Block: 604 Lot: 11, 30, 31, 38, 39
97, 98 & 100

3.

Zone District:	R1	R2	R3	C1	C2	C3	C4	LII	LI2	GI1	GI2
(please circle)	US	PR1	OL1	TOD	MW1	MW2	MS	CV2	CC		

4. Historic District: No

5. What is the property/land PRESENTLY being used *entirely as*:

Storage warehouse

6. Is the structure presently vacant? No If so how long? _____

7. How many stories/floors does the building have? 1 Is there a basement/cellar? No

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

II. ZONING

1. What is being proposed?

New Construction _____ Addition X Fence _____ (ht _____) Installation _____

New Business _____ Conversion _____ Other (explain: _____)

2. Describe in detail the use & activities **PROPOSED** (attached separate sheet if necessary):

6,664 sf - In fill replacement warehouse.

3. Are there other activities existing within the same property? Yes (please describe)

Existing warehouse

4. Dimensions of Principal Building and/or structure Irregular 285' x 200'

5. Dimensions of All Accessory Building and/or structure N/A

6. Are any of the activities conducted in the principal building existing as a nonconforming use?

No _____ Yes X (please explain) _____

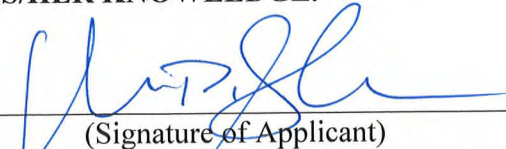
7. To the applicant's knowledge, has there been any prior applications made to the Zoning Board of Adjustment or the Planning Board?

No _____ Yes _____ (please explain) Unknown

=====

**THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN
COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.**

6/10/25
(Date)


(Signature of Applicant)
Kevin D. Sheehan, Attorney for Applicant

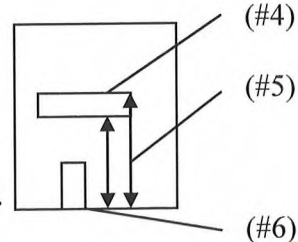
(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

No Signs

III. SIGN

1. Type Sign: Awning / Billboard / Freestanding / Hanging / Mounted / Off Site / Window
(please circle)
Other (describe): _____ Alteration of an existing sign _____
(attach photo & describe) _____
2. Are there any existing signs? _____ (if yes, please attach photos)
3. How many signs are proposed? _____
4. Will signs(s) be illuminated? Yes _____ No _____
5. Dimension: _____ X _____ = _____ sq ft.
6. Distance between ground and the lowest part of sign _____ ft.
7. Distance between ground and highest part of the sign _____ ft.
8. Material of Sign: _____
9. Color(s) on sign(s): _____
10. Illustration/Wording: _____



=====

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE AND FURTHER UNDERSTANDS THAT IF THE SIGN EXCEEDS THE MAXIMUM REQUIREMENT A VARIANCE THROUGH THE PLANNING BOARD OF THE CITY OF CAMDEN MUST BE REQUESTED.

6/10/25
(Date)

(Signature of Applicant)
Kevin D. Sheehan, Attorney for Applicant
(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

FOR OFFICE USE ONLY

USE _____ BULK _____ APPEAL _____ INTERPRETATION _____
SUBMISSION DATE: _____ COMPLETED DATE: _____

APPEAL for ZONING

Application is hereby made to the Zoning Board of Adjustment of the City of Camden for a variance in the Zoning Ordinance of the City of Camden.

1. Name and address of APPLICANT: Florence Holding Group, LLC, P.O. 228, Lumberton, NJ 08048-0228

Attorney's name (if applicable): Kevin D. Sheehan, Esq., Parker McCay

2. The applicant's interest in the property: Owner X Tenant _____ Other _____
3. Name and address of OWNER of Property: Florence Holding Group, LLC, P.O. Box 228,
Lumberton, NJ 08048-0228
4. The property location is: 2201-2227 South 8th Street, Camden, NJ 08103
5. Zone District: R2
6. The lot has a frontage of 281.12 feet on Florence St. and a depth of 200' feet.
7. How many Buildings are on the lot?: 1 Please describe building(s) giving the dimensions
and number of stories: 1

8. The PRESENT use(s) of the building and/or premises is/are: Storage warehouse.

9. The PROPOSED use(s) of the building and/or premises is/are: Storage warehouse.

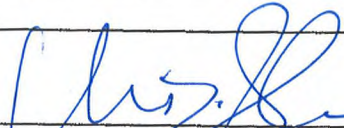
The PROPOSED construction and/or erection is: 6,684 sf addition (replace part of building)

10. The Zoning officer denied a permit because: D variance required; Site Plan required.

11. Appeal is made under the Zoning Ordinance to permit: Expansion of existing non-confirming use.

12. The reasons why the appeal should be granted are: The property is particularly suited for the proposed use.

6/10/25
DATE


APPLICANT'S SIGNATURE
Kevin D. Sheehan, Attorney for Applicant
856-985-4020

TELEPHONE NUMBER

**CITY OF CAMDEN
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING
&
ZONING**



**SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE**

Any question please contact:

Angela Miller, Planning Board Secretary
(856) 757-7214

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**SITE PLAN APPLICATION
CHECKLIST**

CHECK IF COMPLETED

FOR OFFICE USE ONLY

- | | |
|---|-------|
| <u> X </u> 1. Zoning Application | _____ |
| <u> X </u> 2. Site Plan Applications & Site Plans (15 copies of both) | _____ |
| <u> X </u> 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease) | _____ |
| <u> X </u> 4. Signed Escrow Fee Agreement | _____ |

**PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY
APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.**

**IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE
PRESENT AT SAID MEETING.**

PRE-APPLICATION CONFERENCE FEE: \$500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

***NOTE:**

- A. Incomplete applications will not be processed.**
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.**
- C. All plans must be folded with *Title Block* facing upward.**
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.**

Revised 8/27/2020

The following checklist pertains to PLOT PLANS:

Check if Completed

For Office Use Only

- | | |
|--|-------|
| <u>X</u> 1. Name and Address of owner and applicant | _____ |
| <u>X</u> 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable). | _____ |
| <u>X</u> 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address. | _____ |
| <u>X</u> 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'. | _____ |
| <u>X</u> 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc. | _____ |
| <u>X</u> 6. North arrow to top of sheet, scale and graphic scale. | _____ |
| _____ 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer. | _____ |
| <u>X</u> 8. Date of property survey | _____ |
| <u>X</u> 9. Acreage of tract to nearest tenth | _____ |
| <u>X</u> 10. Date of original and all revisions | _____ |
| <u>X</u> 11. Size and location of existing or proposed structures and their dimension of setbacks | _____ |
| <u>X</u> 12. Location and dimensions of any existing or proposed streets | _____ |
| <u>X</u> 13. All proposed lot lines and area of lots in square feet | _____ |
| <u>N/A</u> 14. Copy of and plan delineation of any existing or proposed deed restriction | _____ |
| <u>N/A</u> 15. Any existing or proposed easement or land reserved or dedicated for public use | _____ |
| <u>X</u> 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract | _____ |
| _____ 17. Topographical features of subject property from USGS 7.5 minute maps | _____ |

CHECK IF COMPLETED**FOR OFFICE USE ONLY**

N/A 18. Boundary, limits, nature and extent of wooded areas,
Specimen trees and other significant physical features

W 19. Drainage calculations

Existing 20. Proposed utilities: sanitary sewer, water, storm water
management, telephone, cable TV and electric

TBS 21. Soil erosion and sediment control plan if more than 5000 sq. ft.

_____ 22. Spot and finished elevations at all property corners, corners of
Structures, existing or proposed first floor elevations

N/A 23. Construction details road and paving cross-sections and profiles
if no profiles needed

W 24. Lighting plan and details (No change)

W 25. Landscape plan and details (No change)

N/A 26. Site identification signs, traffic control signs, and directional signs

_____ 27. Sight triangles

_____ 28. Vehicular and pedestrian circulation patterns

N/A 29. Parking plan indicating spaces, size and type aisle width internal
Collectors, curb cuts, drives and driveways and all ingress and
Egress areas with dimensions

X 30. Preliminary architectural plan and elevations

W 31. Environmental impact report, parcels 2 acres or larger

X 32. Plan paper size should be 24 by 36

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN
(ARTICLE I, SECTION 233-4)**

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT Florence Holding Group

ADDRESS P.O. Box 228, Lumberton, NJ 08048-0228

TELEPHONE# 215-739-2627 **FAX#** _____

OWNER OF PROPERTY Same
(if other than applicant)

ADDRESS _____

TELEPHONE _____

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.
PLEASE PROVIDE THE FOLLOWING:**

ATTORNEY'S NAME Kevin D. Sheehan, Esq.

ADDRESS Parker McCay, 2 Cooper Street, Suite 1901, Camden, NJ 08102

TELEPHONE# 856-985-4020 **FAX#** _____

EMAIL ADDRESS ksheehan@parkermccay.com

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

ENGINEER AND/OR ARCHITECT NAME Gregory Blase Fusco, Key Engineers

ADDRESS 80 S. White Horse Pike, Berlin, NJ 08009

TELEPHONE# 856-767-6111 **FAX#** _____

ADDRESS OF DEVELOPMENT 2201-2227 South 8th Street, Camden, NJ 08103

BLOCK NO.(S) 604 **LOT NO.(S)** 11,30,31,38,39, **ZONE** R2
97,98&100

PRESENT USE(S) Storage warehouse

DESCRIBE PROPOSED USES (S):
(attach separate sheet if needed) 6,684 sf - former warehouse area to be reconstructed.

SQUARE FOOTAGE OF PROPOSED USE approx. 54,913 sf

LOT AREA (Measured in Square Footage) 56,612 sf

BUILDING AREA OF GROUND FLOOR approx 54,913 sf

BUILDING AREA (Total Sq. Ft. – all floors) approx 54,913 sf

NO. OF PROPOSED PARKING SPACES 0

NO. OF EXISTING PARKING SPACES 0 - on-site

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT _____

DOES THIS APPLICANT CONSTITUTE:
(Please check appropriate box)

☒ New Application

☐ Preliminary

☒ Preliminary and Final

☐ Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES ☒ NO ☐

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?
(Please check) YES ☒ NO ☐

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME

ADDRESS

See Disclosure Statement.

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
(Please circle) ☒ YES ☐ NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
(Please circle) ☐ YES ☒ NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

DATE

6/10/25

Kevin D. Sheehan

APPLICANT'S NAME (PLEASE PRINT)

APPLICANT'S SIGNATURE

Kevin D. Sheehan, Attorney for Applicant

IV. ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A		<u>OWNER</u>
Name of OWNER of Property <u>Florence Holding Group, LLC</u>		
Address: <u>2411 N American Street, Phila, PA 19133</u>		
SEARCH Address: <u>2201-2227 So 8th St</u>		
Block: <u>604</u>	Lot: <u>11</u>	Account: _____
Add'l lots: 30, 31, 38, 39, 97, 98 & 100		

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water /sewer is paid up to date.
Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED – if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: **TAX OFFICE & PNC BANK**

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

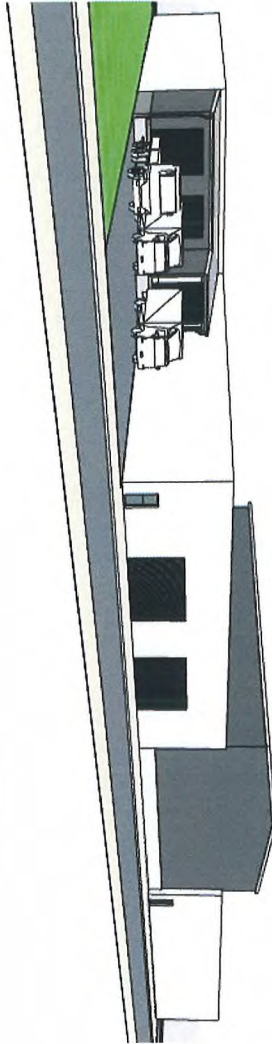
****MORTGAGE LETTERS ON LETTERHEAD WILL BE ACCEPTED FOR SALE/RESALE PROPERTIES ONLY****

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other	1st	2/1/2025	-0-	Dj 4/24/2025
(Taxes/W&S/Other		5/15/25	\$1681.32	RC 4/24/25
(Taxes/W&S/Other				
(Taxes/W&S/Other				

COMMENTS: _____

DATED: _____

PREPARED BY: _____



VIEW OF LOADING DOCK - FLORENCE STREET



VIEW FROM 8TH & FLORENCE STREET

**DISCLOSURE STATEMENT PURSUANT
TO N.J.S.A. 40:55d-48.1**

The owners of 10% or more of Applicant, Florence Holding Group, LLC are:

Thomas Mancini (50%)
27 Meadow Drive
Southampton, NJ 08088

Patrick Mancini (50%)
361 Kemp Road
Pottstown, PA 19465

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR Florence Holding Group, LLC

Address P.O. Box 60985

Philadelphia, PA 19133

Telephone No. 215-739-2627

Check No. _____

Depositor herewith deposits the sum of Three Thousand Six Hundred Thirteen and 23/100 dollars (\$3,613.23) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for:
D Variance
Preliminary - Final Site Plan
At (provide address with block and lot number): Block 604, Lots 11, 30, 31, 38, 39,
97, 98, 100
2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

6/10/25
DATE:


Applicant or Authorized Signature
Kevin D. Sheehan, Attorney for Applicant

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Florence Holding Group, LLC
	2 Business name/disregarded entity name, if different from above.
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐
	5 Address (number, street, and apt. or suite no.). See instructions. 747 Florence Street
	6 City, state, and ZIP code Camden, NJ 08104
7 List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
				-						
or										
Employer identification number										
8	6			-	1	6	7	1	6	0 1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Thomas Maxin</i>	Date 5/8/25
------------------	---	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

AMERICAN SUPPLY CO.

P.O. BOX 60985
PHILADELPHIA, PA 19133

HYPERION BANK
PHILADELPHIA, PA 19122
60-1896/360

6375

5/8/2025

PAY TO THE
ORDER OF City of Camden

\$ **87.30

Eighty-Seven and 30/100*****

DOLLARS

City of Camden
520 Market Street
Room 117
Camden, NJ 08102

MEMO

Zoning Permit Fee

Thomas M. Lee
AUTHORIZED SIGNATURE



Security features. Details on back.

⑈006375⑈ ⑆036018969⑆ 0201004592⑈

AMERICAN SUPPLY CO.

P.O. BOX 60985
PHILADELPHIA, PA 19133

HYPERION BANK
PHILADELPHIA, PA 19122
60-1896/360

6376

5/8/2025

PAY TO THE
ORDER OF City of Camden

\$ **177.32

One Hundred Seventy-Seven and 32/100*****

DOLLARS

City of Camden
520 Market Street
Room 117
Camden, NJ 08102

MEMO

Variance Application Fee

Thomas M. Lee
AUTHORIZED SIGNATURE



Security features. Details on back.

⑈006376⑈ ⑆036018969⑆ 0201004592⑈

AMERICAN SUPPLY CO.

P.O. BOX 60985
PHILADELPHIA, PA 19133

HYPERION BANK
PHILADELPHIA, PA 19122

60-1896/360

5/8/2025

6377

PAY TO THE
ORDER OF City of Camden

\$ **1,137.50

One Thousand One Hundred Thirty-Seven and 50/100*****

DOLLARS

City of Camden
520 Market Street
Room 117
Camden, NJ 08102

MEMO

Preliminary & Final Site Plan Application Fee

Thomas Merini
AUTHORIZED SIGNATURE

⑈006377⑈ ⑆036018969⑆ 0201004592⑈

AMERICAN SUPPLY CO.

P.O. BOX 60985
PHILADELPHIA, PA 19133

HYPERION BANK
PHILADELPHIA, PA 19122

60-1896/360

5/8/2025

6378

PAY TO THE
ORDER OF City of Camden

\$ **3,613.23

Three Thousand Six Hundred Thirteen and 23/100*****

DOLLARS

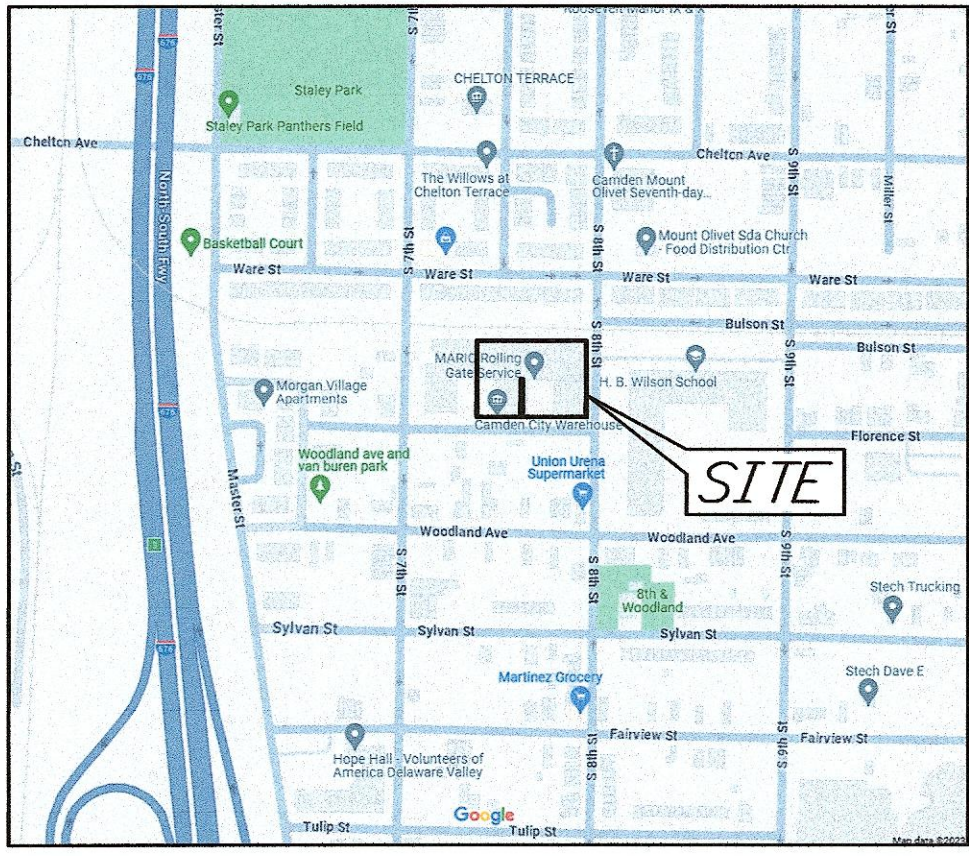
City of Camden
520 Market Street
Room 117
Camden, NJ 08102

MEMO

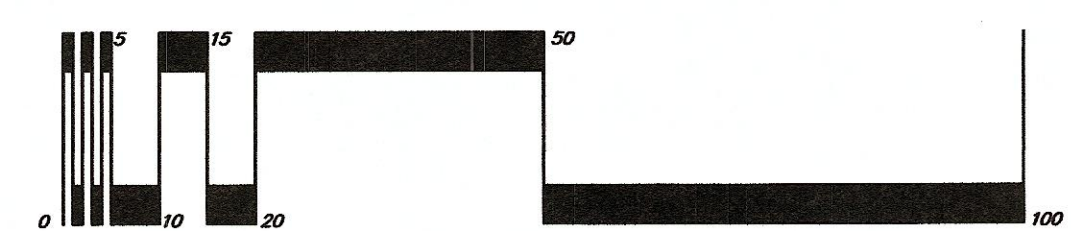
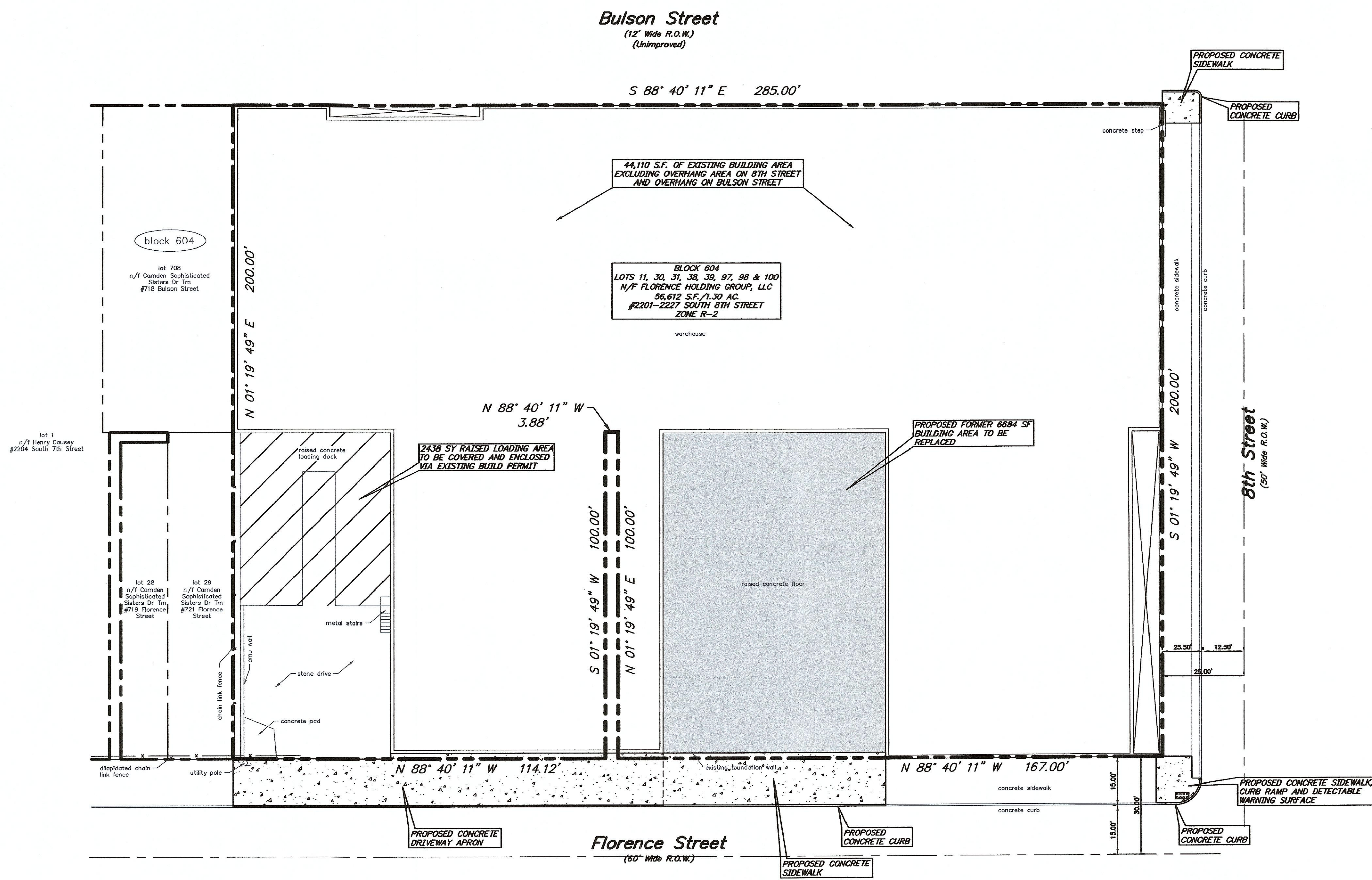
Escrow Fee

Thomas Merini
AUTHORIZED SIGNATURE

⑈006378⑈ ⑆036018969⑆ 0201004592⑈



Key Map
scale: 1" = 2,000'



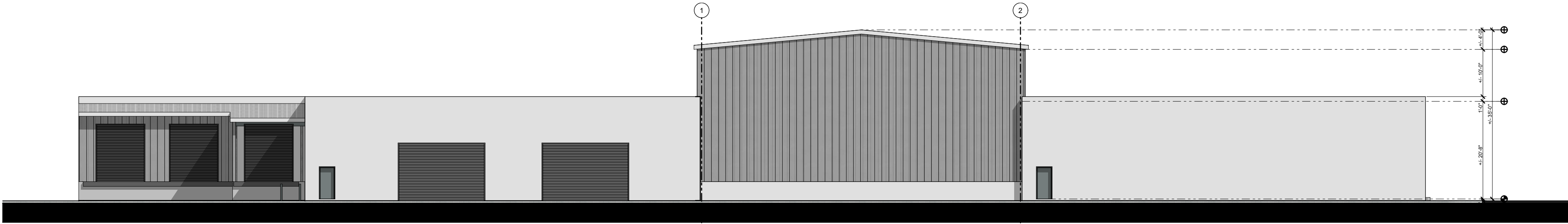
General Notes:

- OWNER/APPLICANT: FLORENCE HOLDING GROUP, LLC
P.O. BOX 228
LUMBERTON, N.J. 08048
- PROPERTY ADDRESS: #2201-2227 SOUTH 8TH STREET
CAMDEN, NJ, 08103
- PARCEL: BLOCK 604, LOTS 11, 30, 31, 38, 39, 97, 98 & 100
- AREA: 56,612 S.F. / 1.30 AC.±
- ZONING: R-2: RESIDENTIAL
- EXISTING USE: WAREHOUSE
- PROPOSED IMPROVEMENTS: 6,684 S.F. WAREHOUSE AREA REPLACEMENT
- AREA & BULK REQUIREMENTS:

	REQUIRED R-2	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	3000 SF.	56,612 SF.	56,612 SF.	NO
MINIMUM LOT WIDTH	30 FT.	200 FT.	200 FT.	NO
-8TH STREET	30 FT.	237 FT.	237 FT.	NO
-FLORENCE STREET	100 FT.	237 FT.	237 FT.	NO
MINIMUM LOT DEPTH	100 FT.	237 FT.	237 FT.	NO
-8TH STREET	100 FT.	200 FT.	200 FT.	NO
-FLORENCE STREET	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
MINIMUM FRONT YARD SETBACK	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-8TH STREET	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-FLORENCE STREET	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
MINIMUM SIDE YARD SETBACK	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-8TH STREET	10 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-FLORENCE STREET	20 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
MINIMUM REAR YARD SETBACK	20 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-8TH STREET	20 FT.	0 FT.	0 FT.	PREEXISTING/NONCONFORMING
-FLORENCE STREET	40%	97%	97%	PREEXISTING/NONCONFORMING
MAXIMUM BUILDING COVERAGE	60%	100%	100%	PREEXISTING/NONCONFORMING
MAXIMUM LOT COVERAGE	35 FT.	20 FT.	25 FT.	NO
MAXIMUM BUILDING HEIGHT				
- BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAP FOR THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY.
- THIS PLAN WAS PREPARED UTILIZING THE FOLLOWING SOURCES OF INFORMATION:
A. DEEDS OF RECORD AS RECORDED WITH THE CAMDEN COUNTY REGISTER OF DEEDS.
B. LAND SURVEY FOR BLOCK 604, LOTS 11, 30, 31, 38, 39, 97, 98 & 100, PREPARED BY KELLY SURVEY, DATED JULY 14, 2021.

REV.	DATE	DESCRIPTION	DRWN.	CHKD.
Site Plan				
Block 604, Lots 11, 30, 31, 38, 39, 97, 98 & 100 N/F Florence Holding Group, LLC #2201-2227 South 8th Street City of Camden Camden County, New Jersey				
DATE: 11/22/23 DRAWN BY: T.D. CHKD. BY: G.B.F. SCALE: 1" = 20'				
PROJECT No. 10-1696 FIELD BOOK/PAGE: # SHEET No. 1 OF 1				
GREGORY BLASE FUSCO PROFESSIONAL ENGINEER NJPE No. 32853 PA.PE No. 036608-E NJ PROFESSIONAL PLANNER No. 4076				
KEY ENGINEERS, INC. 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 phone: (201) 767-8111 fax: (201) 763-1091 www.keyengineers.com CERTIFICATE OF AUTHORIZATION #E46A28041300				
				DATE: 2/20/24

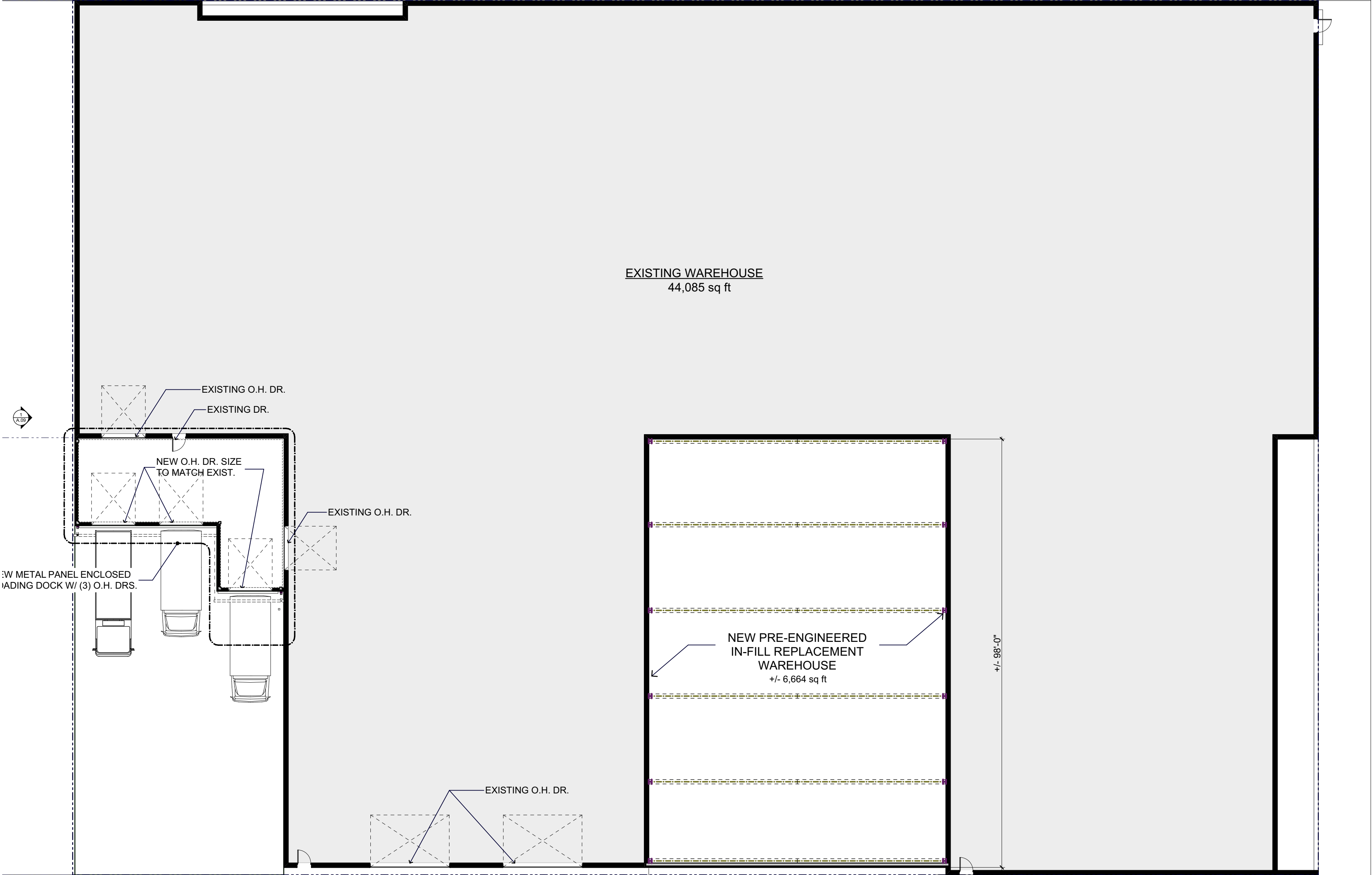
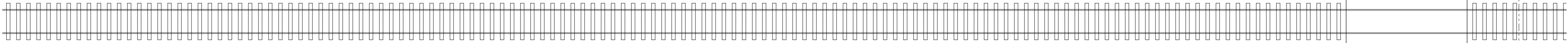
REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.



FLORENCE STREET ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



3x METAL PANEL ENCLOSED
LOADING DOCK W/ (3) O.H. DRS.

EXISTING O.H. DR.

EXISTING DR.

NEW O.H. DR. SIZE
TO MATCH EXIST.

EXISTING O.H. DR.

EXISTING O.H. DR.

+/- 68'-0"

+/- 98'-0"



FLORENCE STREET

8TH STREET

0 8' 16' 32'

FLOOR PLAN

SCALE: 1/16" = 1'-0"

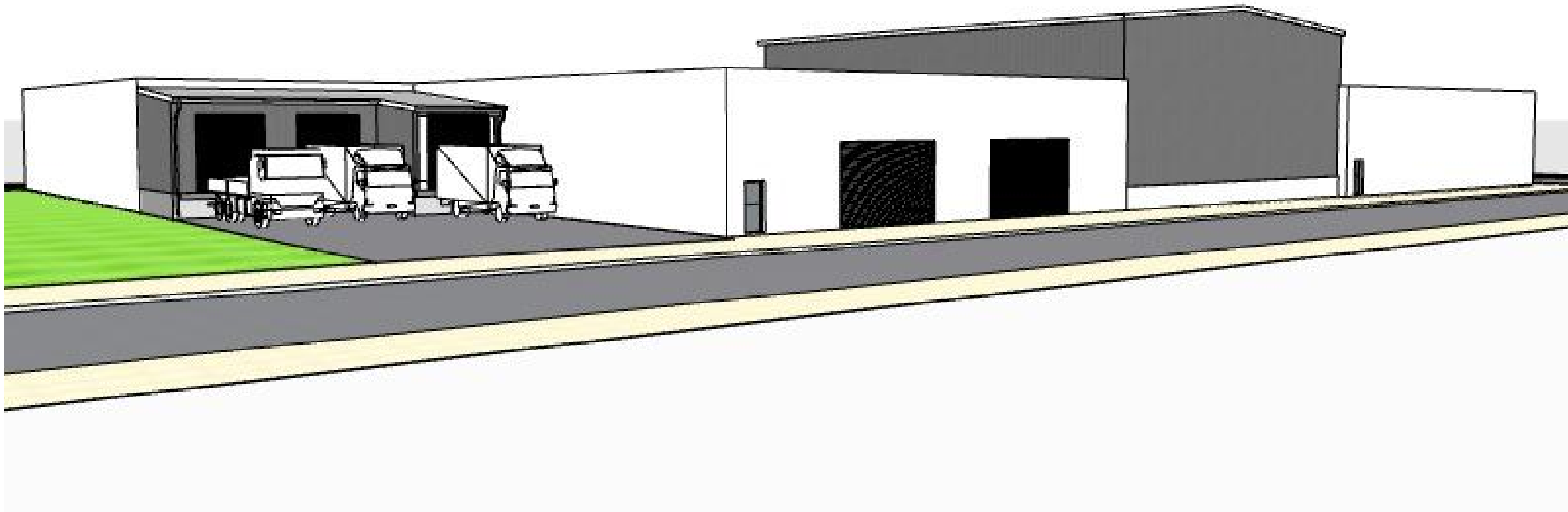
REVISIONS

747 FLORENCE STREET
CAMDEN, NJ

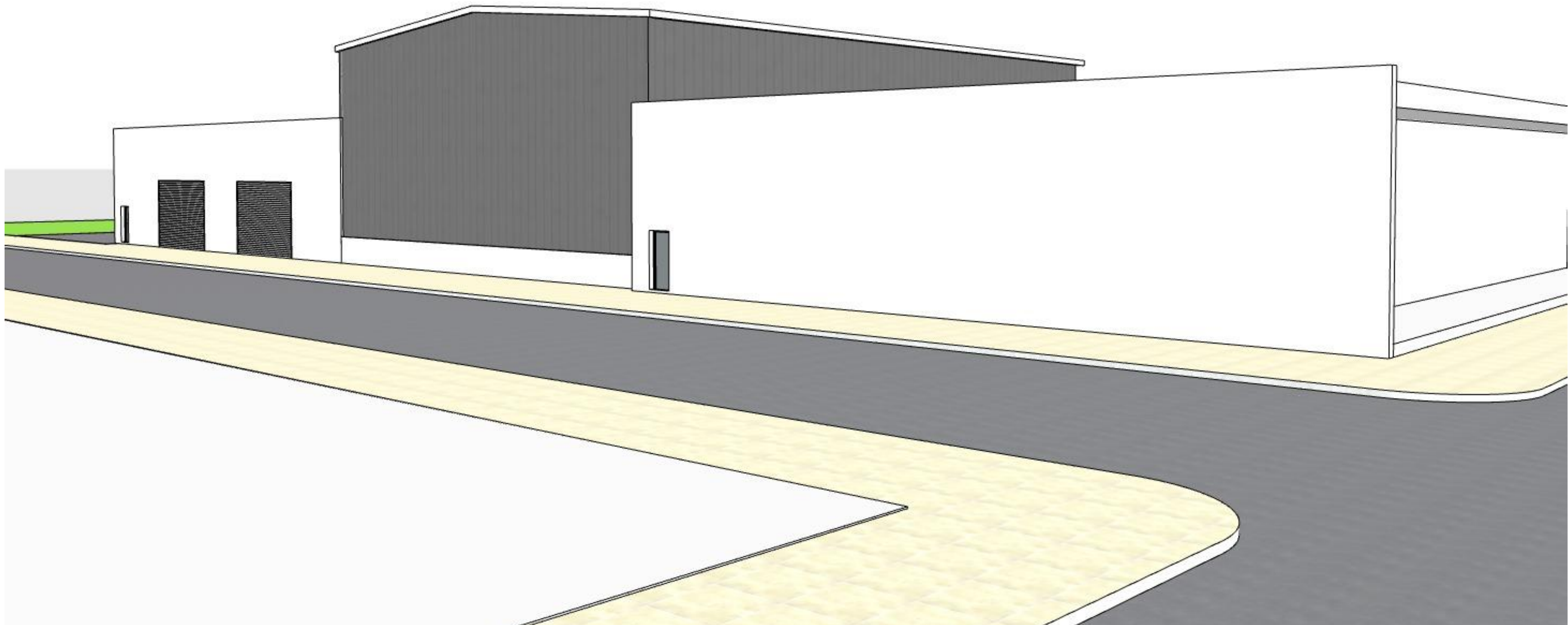
FLOOR PLAN &
ELEVATION

Date:
2/25/2025
Scale:
NOTED
Job No:
2404

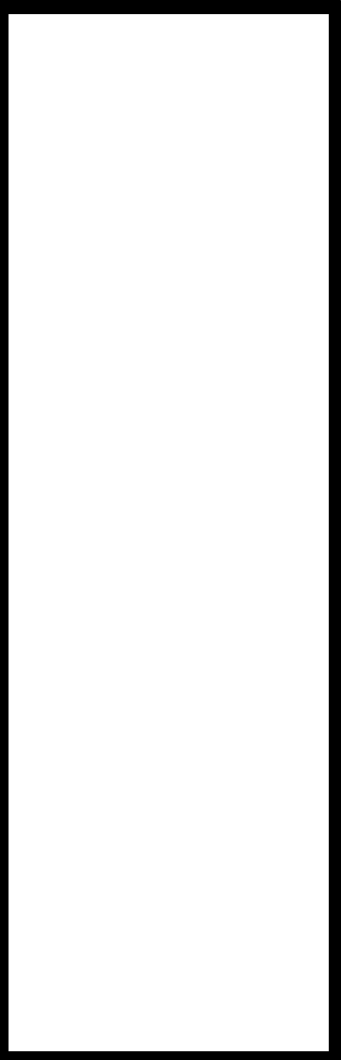
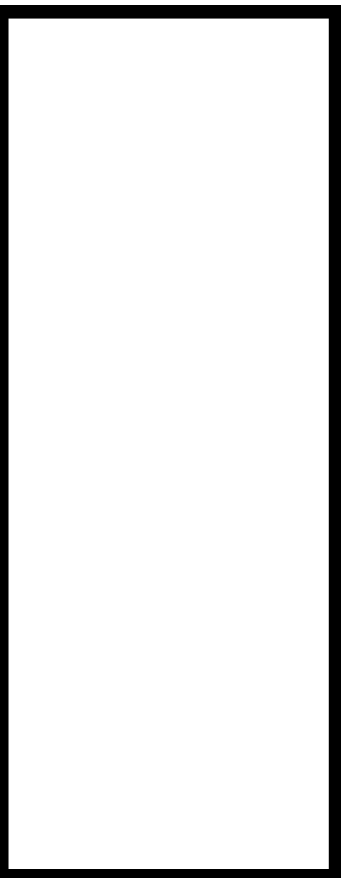
A1



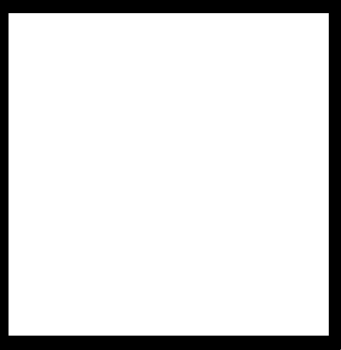
VIEW OF LOADING DOCK - FLORENCE STREET



VIEW FROM 8TH & FLORENCE STREET



REVISIONS



747 FLORENCE STREET
CAMDEN, NJ

EXTERIOR 3D VIEWS	Date: 2/25/2025	Scale: NOTED	Job No: 2404
	A2		