

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

City of Camden Zoning Board of Adjustment
November 3, 2025

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

- - - -

Monday, November 3, 2026

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Transcript of proceedings of the Zoning
Board of Adjustment taken in City Council Chambers,
2nd floor City Hall, 520 Market Street, Camden, New
Jersey 08101, commencing at 5:30 p.m.

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

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

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

KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
DEMBO, BROWN & BURNS, LLP
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1
2 CHAIRMAN HANCE: Good evening ladies and
3 gentlemen. Welcome to the City of Camden Zoning
4 Board of Adjustment regular scheduled meeting for
5 November 3, 2025. Reading of the Sunshine Law:

6 In conformance with the Sunshine Law of
7 New Jersey, notice of this meeting was posted in the
8 Municipal Clerk's office on Wednesday, October 28,
9 2025. Roll call.

10 MR. EINGORN: Chairman Hance.

11 CHAIRMAN HANCE: Here.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Here.

14 MR. EINGORN: Ms. Merricks. Absent.
15 Ms. Alston is absent. Ms. Nunez.

16 MS. NUNEZ: Here.

17 MR. EINGORN: Ms. Rivera is absent.
18 Ms. Moss.

19 MS. MOSS: Here.

20 MR. EINGORN: And Ms. Mason is absent.

21 MS. MASON: Yes.

22 MR. EINGORN: Good evening everyone.
23 Thanks for coming. Just a reminder, please turn off
24 your cell phones. They can be distracting and they
25 make a lot more noise in this room than they do in

1 other rooms because of the acoustics.

2 Right now we have four members which
3 means we can only handle business that does not
4 require a use variance. We are hoping that
5 Ms. Merricks will show up, but we don't have any
6 guarantees on that. We will start with what we can
7 handle which would be first, the Approval of the
8 Minutes for October 6th and October 15th, 2025. Do
9 I have a motion to approve those minutes?

10 VICE-CHAIRMAN STILL: Motion to
11 approve.

12 MR. EINGORN: Do we have a second?

13 CHAIRMAN HANCE: Second.

14 MR. EINGORN: Roll-call vote. Chairman
15 Hance.

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Mr. Still.

18 VICE-CHAIRMAN STILL: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: And Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: So moved.

24 I'll read the list. If you hear your
25 application, raise your hand and say you're here and

1 I'll mark you present on my agenda. Wait. Before
2 I do that, we have some deficient applications.
3 These five are deficient. So if you're here for
4 them, they're not being heard. 309 Vine Street; 1826
5 Pershing Street; 1071 Magnolia Avenue; 941 Newton
6 Avenue; and 822 S. 5th Street. All of those
7 applications were deficient and will not be heard
8 tonight. If you're here for those, you're welcome to
9 stay; you're welcome to leave; but those will not be
10 heard.

11 So the matters on Old Business are the
12 Telco Group. I believe those are Mr. Izzo's
13 applications, correct? Those are yours?

14 MR. IZZO: Correct, Mitchell and Saunders
15 Streets.

16 MR. EINGORN: We'll mark you present.

17 MGR Home Improvement, LLC, 455 Mechanic.

18 MR. RAHAWI: Present.

19 MR. EINGORN: Alipaz, LLC, 361 Marlton
20 Avenue.

21 MR. PAZ: Here.

22 MR. EINGORN: Good evening. Al-Duha
23 Enterprises, 1759 S. 4th Street.

24 MS. JOHNSON: Present but our attorney is
25 not here yet.

1 MR. EINGORN: Okay. You're last on the
2 agenda so you got a minute or two. And then we'll
3 adopt our resolutions. We have a lot of those.

4 So since Telco needs a use variance, we
5 can't take that right now. So let's take MGR Home
6 Improvement, 455 Mechanic. Good evening, sir.

7 MR. RAHAWI: How are you?

8 MR. EINGORN: Good. Would you raise your
9 right hand, please. You're not an attorney, are you?

10 MR. RAHAWI: No.

11 - - -

12 MOHAMMED RAHAWI, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MR. RAHAWI: Mohammed Rahawi, 1877 W. 5th
19 Street, Piscataway, New Jersey 08854.

20 MR. EINGORN: So before we get started, I
21 got to ask you this question. Are you the sole owner
22 of MGR Home Improvement, LLC?

23 MR. RAHAWI: Yes, I am.

24 MR. EINGORN: You are. Very good. Are
25 you prepared to proceed and do you want me to read

1 your appeal for zoning?

2 MR. RAHAWI: Excuse me?

3 MR. EINGORN: Are you prepared to tell us
4 about your application or do you want me to read your
5 appeal for zoning into the record?

6 MR. RAHAWI: You can read it. Thank you.

7 MR. EINGORN: Okay. Great.

8 The appeal for zoning states that the
9 applicant is MGR Home Improvement, LLC at 1877 W. 5th
10 Street, Piscataway, New Jersey. The applicant is the
11 owner of the property located at 455 Mechanic Street
12 in an LI-1 Zone. The lot has a frontage of 15 feet
13 on Mechanic Street and a depth of 60 feet. There's
14 one building on the lot. It's a single-family home,
15 semi-detached with two floors and an unfinished
16 basement. The present use is a single-family
17 residential home and that's the proposed use as well.
18 There's no proposed construction.

19 The zoning officer denied a permit
20 because a single-family home is in an LI-1 Zoning
21 District. It's light industrial and the applicant
22 would like to use it as a residential property. The
23 appeal is made to allow the home to be used as a
24 residential home. And the reasons why it should be
25 granted is, the home was built almost 100 years ago.

1 It has been used as a residential single-family home
2 since then. All of the houses on the same block and
3 surrounding blocks have been and are being used as
4 single-family residential homes. Is that accurate?

5 MR. RAHAWI: Yes, that's everything.

6 MR. EINGORN: Great. You provided a
7 couple of pictures. Let's take a look at the
8 photographs. For the record, I'm looking at a packet
9 of photographs that was submitted by the applicant.
10 Sir, did you take these photographs?

11 MR. RAHAWI: Yes, I did.

12 MR. EINGORN: If we're looking at the
13 front of the building, is it the right property or
14 the left property?

15 MR. RAHAWI: The left side.

16 MR. EINGORN: The left side.

17 MR. RAHAWI: To my left; to you right --
18 oh, left, yes.

19 MR. EINGORN: Okay. Great.

20 You've got some interior pictures. It
21 definitely looks like a single-family home. I'll
22 note for the record that it does share a party wall
23 with the neighboring house and there's a residential
24 home next door. There's a water heater in the
25 basement. We got some back yard photographs as well.

1 Are you rehabbing this property?

2 MR. RAHAWI: No. Everything is existing
3 now.

4 MR. EINGORN: You are going to live
5 there?

6 MR. RAHAWI: No. Rental.

7 MR. EINGORN: Rental?

8 MR. RAHAWI: Yes.

9 MR. EINGORN: Okay. Yes, this looks like
10 a pretty old home. Any questions for the applicant
11 regarding this property?

12 CHAIRMAN HANCE: Did you just buy the
13 property? How long have you owned the property?

14 MR. RAHAWI: Six months.

15 CHAIRMAN HANCE: Six months?

16 MR. RAHAWI: Yes.

17 VICE-CHAIRMAN STILL: How well do you
18 know the area?

19 MR. RAHAWI: Mechanic Street?

20 VICE-CHAIRMAN STILL: Yes.

21 MR. RAHAWI: Or just Camden in
22 general?

23 VICE-CHAIRMAN STILL: Camden and
24 Mechanic, both.

25 MR. RAHAWI: I started investing here in

1 2021. So I know it pretty well. Mostly Parkside.
2 These Mechanic Street properties are my first venture
3 over there.

4 VICE-CHAIRMAN STILL: Understood.

5 MR. EINGORN: Any other questions? This
6 one seems pretty straightforward.

7 VICE-CHAIRMAN STILL: Open to the public.

8 MR. EINGORN: Anybody here tonight that
9 would like to be heard on the application of
10 regarding 455 Mechanic Street requesting a
11 Certificate of Non-Conforming Use? Hearing none,
12 seeing none, we'll close the public portion.

13 The applicant is here tonight seeking a
14 Certificate of Non-Conforming Use to continue the use
15 of this single-family dwelling as a single-family
16 dwelling. I think the Board is within its right to
17 grant this one. But I'll leave it up to the Board to
18 do a quick discussion and a motion.

19 CHAIRMAN HANCE: Yes, I'm familiar with
20 the property. It has always been a home. You could
21 see it, the structure, that it has been there for a
22 while.

23 MS. MOSS: I'd rather see it occupied
24 than boarded up.

25 VICE-CHAIRMAN STILL: Right.

1 I make a motion to pass.

2 MR. EINGORN: Do we have a second?

3 CHAIRMAN HANCE: Second.

4 MR. EINGORN: I'll take a roll-call vote.

5 Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Mr. Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: And Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Four in favor and none

14 opposed, the motion passes. Congratulations.

15 MR. RAHAWI: Thank you.

16 MR. EINGORN: Have a good night.

17 MR. RAHAWI: You too.

18 MR. EINGORN: The next matter is Alipaz,

19 LLC, 361 Marlton Avenue.

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

22 - - -

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

1 be heard next month which will be December 15th. No
2 further notice. Okay? This is notice to the world
3 that we're being adjourned for this one and Mr. Paz
4 can grab an attorney and he'll go forward at that
5 time. I'm sorry to do this to you. Nice meeting
6 you.

7 MR. PAZ: Thank you.

8 MR. EINGORN: See you in December.

9 The next matter is Al-Duha Enterprises,
10 LLC, 1759 S. 4th Street. Waiting for the attorney
11 still. Mohammad called. Was this his application?

12 UNIDENTIFIED SPEAKER: Yes.

13 MR. EINGORN: Yes. I got it. I talked
14 to him this afternoon. We'll him give a couple of
15 minutes. How about we do resolutions while we wait?
16 Does that sound good?

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: All right. Let's get to
19 September. There he is. Just in time.

20 MR. YOUSAF: Hello. How are you?

21 MR. EINGORN: You're up. Good evening,
22 Counsel.

23 MR. YOUSAF: Good evening. How are you
24 guys?

25 MR. EINGORN: We're well. Yourself?

1 MR. YOUSAF: Nothing bad, you know. I
2 left a little bit earlier than the last time so we're
3 not that late.

4 MR. EINGORN: It's good to have you.

5 MR. YOUSAF: So I just want to introduce
6 myself. So I'm representing Al-Duha Enterprises,
7 LLC. Similarly as the last time I was here, we are
8 seeking bulk variances on the property located
9 at 1759 S. 4th Street. This is also in Camden.

10 My understanding is that the zoning
11 application was denied based on lot size, width,
12 depth and on-street parking. So those are the
13 variances that we are seeking. Now I'm going to
14 introduce Alyce Johnson who is the project's
15 architectural consultant. She will provide
16 background on the project; why the application was
17 denied; and why the variance is needed.

18 MR. EINGORN: Counsel, just put your
19 appearance on the record.

20 MR. YOUSAF: Sure. My name is Saneed
21 Yousaf here on behalf of Al-Duha Enterprise, LLC.

22 MR. EINGORN: Thank you.

23 MR. YOUSAF: And I'm introducing Alyce
24 Johnson, the project's architectural consultant.

25 MR. EINGORN: Ms. Johnson, would you

1 raise your right hand, please.

2 - - -

3 ALYCE JOHNSON, having first been duly
4 affirmed, was examined and testified as follows:

5 - - -

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

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

10 MR. YOUSAF: Good evening, Ms. Johnson,
11 how are you?

12 MS. JOHNSON: I'm good.

13 MR. YOUSAF: Ms. Johnson, I just want you
14 to provide to the panel what the project is and why
15 the application is denied; what's the variance
16 needed. And I see you have some exhibits here that
17 you would want to share, right?

18 MS. JOHNSON: Yes.

19 MR. YOUSAF: Here's some documents.

20 MR. EINGORN: Let the record reflect that
21 counsel has handed the Board a packet containing one,
22 two, three, four -- five pages, all photographs.
23 We'll mark this A-1 for the record.

24 (Whereupon Exhibit No. was A-1, Five
25 Photographs, was marked for identification.)

1 MR. YOUSAF: Ms. Johnson, whenever any
2 time you want to refer to any of these images, just
3 let us know which page and which image, and obviously
4 the panel will refer to that.

5 MS. JOHNSON: Good evening, panel. Yes
6 as stated, we're looking to renovate an existing
7 pretty much demolished 1,700 square-foot building
8 here on S. 4th Street. We're looking to convert that
9 building from a single-family home to a duplex. And
10 it's pretty much as the attorney stated, it's a part
11 of our cohort program, IJB University Cohort Program.

12 It's just not only to come in and
13 redevelop the property, but also give opportunity for
14 our youth in our community to help populate and
15 redevelop that property through construction and
16 construction classes, financial classes and also
17 giving them opportunity to even work on those same
18 projects. So that they're not just coming in and
19 developing housing in Camden and opportunities but
20 working opportunities also for our community.

21 As you see on page one, this is an
22 existing view of the existing building prior to
23 renovation. And it actually shows that it was
24 already a duplex. But it was a non-conforming
25 duplex. It wasn't put in place with the proper

1 permits. This is one reason why we're here as well.
2 And the front view of the location as well. I was
3 going to move over to the drawings, the changes that
4 we will make from a single-family home, single-family
5 structure to a --

6 MR. EINGORN: Can I stop you for a second
7 because I have a question. So the photographs you
8 showed have multiple meters. And below them it's on
9 the third page, there's even a utility of some sort
10 marked Apartment 'B.'

11 MS. JOHNSON: Yes.

12 MR. EINGORN: So my question based upon
13 this photograph is, is this property already in a
14 duplex condition?

15 MS. JOHNSON: Right now, it's a total --
16 there's no condition. There's no rehab; no --

17 MR. EINGORN: It's completely gutted?

18 MS. JOHNSON: Completed gutted, yes.

19 MR. EINGORN: Okay. Got it. That was my
20 question. Sorry to interrupt.

21 MS. JOHNSON: So we're taking this
22 location and converting it to a duplex with two
23 bedrooms. Two bedrooms for each apartment. The
24 first floor will contain one 2-bedroom apartment with
25 its own entrance. And the second floor will have its

1 own entrance as well to a 2-bedroom apartment. Both
2 totally about 700-800 square feet per apartment.

3 Then there is the basement with all
4 utilities and mechanical equipment will be in the
5 basement for both units which has its own entrance to
6 the basement. Private entrance to the basement. No
7 particular tenant has an entrance to the basement.
8 So far as for egress, it's a two-story building. And
9 the proper egress windows will be place as well.

10 VICE-CHAIRMAN STILL: Quick question.
11 Sorry to interrupt. So we're totally gutted inside.
12 But this picture with the two meters that look like
13 they're running, does that mean they're on and
14 going? And we're already gutted inside but these
15 look like they're like working meters. I don't know
16 if I'm being correct. Maybe?

17 MR. YOUSAF: They look like they're
18 running but I'm not sure if this is something. I
19 think this might be something that the local
20 municipality might have to take care of.

21 MS. JOHNSON: They're not working meters.

22 MR. YOUSAF: They're not?

23 MS. JOHNSON: No.

24 VICE-CHAIRMAN STILL: You heard my
25 question, Kyle?

1 MR. EINGORN: They do look like they are
2 running.

3 MS. JOHNSON: From these pictures.

4 VICE-CHAIRMAN STILL: But the inside is
5 gutted so how is that working?

6 CHAIRMAN HANCE: May be from lighting?

7 MR. EINGORN: They may be using the
8 electric to do work. That's a good point. Or maybe
9 just the live wires in the walls.

10 CHAIRMAN HANCE: Let me back up. What
11 was the building before it was gutted?

12 MS. JOHNSON: I believe it was a
13 single family -- well, according to this it was a
14 duplex but it's single-family home as it was
15 recorded.

16 MR. EINGORN: Sounds like somebody
17 converted it without the proper approvals.

18 MS. JOHNSON: Probably.

19 CHAIRMAN HANCE: It's my neighborhood and
20 that's why I'm asking these questions. That was
21 owned by the Heart of Camden.

22 MS. JOHNSON: I'm not sure who the prior
23 owner was. Do you know who the prior owner was?

24 MS. MOSS: How long has it been
25 unoccupied?

1 MR. YOUSAF: It appears to be
2 unoccupied.

3 MS. MOSS: How long has it been?

4 MR. YOUSAF: I can't see it. It looks
5 like for a while, to be honest.

6 CHAIRMAN HANCE: I will give you some
7 background. I live right on Broadway. So that's a
8 block right across from there. It was owned by the
9 Heart of Camden. I used to be their board member.
10 But I don't remember it being a house. I know they
11 use it for storage. So I don't know if it was a
12 house. It could have been a house further back. But
13 I know they used it for a lot of storage. And I
14 think it was gutted in the summertime; am I correct?

15 MR. YOUSAF: I have someone who can speak
16 to this, Tyler.

17 CHAIRMAN HANCE: She has to be sworn in.

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

20 - - -

21 TYLER STOKES, having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MS. STOKES: Tyler Stokes, 223 Market
3 Street, Camden, New Jersey.

4 CHAIRMAN HANCE: Do you know anything
5 about this property?

6 MS. STOKES: The property was purchased
7 in April 1st of 2025. And when it was purchased it
8 was already in this condition. So the prior owner
9 basically said, you know -- I didn't have a
10 conversation with the prior owner but I believe that
11 it was kind of pitched as, it's a duplex and that's
12 what it has been used for.

13 CHAIRMAN HANCE: Do you own the property
14 and does someone else own the property?

15 MS. STOKES: The company I'm with.

16 CHAIRMAN HANCE: Okay.

17 MR. YOUSAF: She's with IJB, right?

18 MS. STOKES: Yes.

19 MR. YOUSAF: IJB University. The same
20 university as you remember from the last meeting when
21 Ibrahim Branham testified to?

22 MS. STOKES: Yes.

23 MR. YOUSAF: The same organization.

24 CHAIRMAN HANCE: Okay. So my main issue
25 with that street actually is parking.

1 MS. JOHNSON: Yes.

2 CHAIRMAN HANCE: So talk to me about
3 parking.

4 MS. JOHNSON: So along side the
5 building, it's full parking. What we're already
6 asking for 2.5 parking spaces. I believe we can fit
7 at least three cars on the side on this left side of
8 the building facing the building. And then on the
9 front you have at least another one. So it gives us
10 at least four --

11 CHAIRMAN HANCE: So right behind the
12 building there's actually a park back there.

13 MS. JOHNSON: On this strip right here?

14 CHAIRMAN HANCE: No. Behind the building
15 there's a park in that lane right there. But my
16 issue is, when were these pictures taken?

17 MS. STOKES: About last week.

18 CHAIRMAN HANCE: So we know that we have
19 a school there. We have a theater there. We have a
20 church. We have a corner store. And that street
21 is -- that looks clean but usually you can't find
22 parking.

23 MS. JOHNSON: They're after-hours.
24 They're during hours and after hours.

25 CHAIRMAN HANCE: So that may be on a

1 Sunday. But during the week it's crazy. I avoid
2 that street. I think at our last meeting they were
3 trying to turn that street into a one-way street.

4 MR. EINGORN: I don't recall.

5 MR. YOUSAF: It already looks the side
6 street or it looks like it's a one-way street.

7 CHAIRMAN HANCE: But that one is not
8 really a street. It's like an 'L' because you go
9 right to the park. I'm talking about the main 4th
10 Street. And they need, what, 2.5?

11 MS. MUHAMMAD: Off-street, not on-street.
12 Off-street.

13 CHAIRMAN HANCE: Off-street parking.

14 MR. EINGORN: Right. The building takes
15 up pretty much the whole lot, correct?

16 MR. YOUSAF: That's right.

17 MR. EINGORN: So there's no ability to
18 create off-street parking.

19 MR. YOUSAF: No.

20 CHAIRMAN HANCE: It's first-come
21 first-serve.

22 MR. EINGORN: On-street parking is always
23 first-come first-serve. Although this in front here,
24 is this yellow?

25 MS. JOHNSON: Yes, it is.

1 MR. EINGORN: Right. So really there's
2 no space presented. Not that you can reserve
3 on-street parking.

4 MS. JOHNSON: So we have at least three
5 spots on our left side of the building.

6 MS. MUHAMMAD: You can't count the spots
7 on the street.

8 MS. JOHNSON: I'm sorry?

9 MR. EINGORN: The spots on the street
10 don't count toward your parking requirement. Only
11 what you can provide that's on your lot
12 specifically. On-street parking is public, right?

13 MR. YOUSAF: Right.

14 MR. EINGORN: And so what you'd be asking
15 for is a variance for two-and-a-half spots. The
16 concern being raised is that you're creating a
17 density situation where there could potentially be
18 more cars and thereby exacerbating an already tight
19 parking condition.

20 CHAIRMAN HANCE: And usually they park
21 behind the house. There are a lot of people parking
22 behind. Right where the park is, it used to be a
23 street back there. But there's a lot of overgrown
24 leaves and stuff. But do you have a yard or anything
25 back there?

1 MS. JOHNSON: There is a yard there.
2 Here. I guess the owner would have to decide. It
3 would fit at least two parking spots there with a
4 curb cut.

5 MR. EINGORN: Right. But there's no
6 curb cut currently, correct?

7 MS. JOHNSON: Have a curb cut put in.

8 MR. EINGORN: You'd have to get that from
9 City Council.

10 CHAIRMAN HANCE: Back there is all dirt.

11 MS. MUHAMMAD: You'd have to come back
12 for something like that.

13 MS. JOHNSON: So we kind of want to
14 eliminate that. Get a work variance for --

15 MS. MUHAMMAD: They applied for a
16 variance already.

17 MR. EINGORN: Right. You would need --
18 if you're going to convert that into a parking area,
19 you would need site plan approval for that which is
20 something you didn't notice for. So the variance is
21 on the table. That's what they've asked for.

22 MR. YOUSAF: Right. The thing is, it
23 looks to me like there's other buildings that have
24 the same issue. The building next to it also looks
25 like it's a multi-family house.

1 MS. MUHAMMAD: We can't discuss that.

2 MR. YOUSAF: The whole point is that it
3 conforms to the neighborhood.

4 MR. EINGORN: I mean, as a single-family
5 home, it's a pre-existing non-conforming condition.
6 You're intensifying that by making the use double
7 the -- right, by putting two homes into one. That's
8 the consideration. So the lot size is preexisting,
9 right?

10 MR. YOUSAF: Right.

11 MR. EINGORN: The lot width is
12 preexisting.

13 MS. JOHNSON: Yes.

14 MR. EINGORN: And the house itself is
15 bordered by another home which it shares a wall and
16 the sidewalk. Right? So that's preexisting
17 non-conforming. The depth, the same way, right?
18 There's a park behind it?

19 MS. JOHNSON: Yes.

20 MR. EINGORN: So those are all the
21 considerations for the Board is, this is an old
22 building. It was built on the lot the way it is. It
23 can't be changed. The parking is in kind of the same
24 condition, right? The house was built before there
25 was really a parking need. And now they're asking to

1 put a duplex there where it was a single-family.
2 Those are the considerations for the Board. Is there
3 anything else that you would like to add to the
4 application?

5 MS. JOHNSON: I'm not sure if this
6 matters, but if we convert it back into a
7 single-family home with four, five bedrooms, would it
8 still require the same exact or more parking?

9 MR. EINGORN: That's a good
10 question.

11 CHAIRMAN HANCE: So they have five
12 bedrooms in that home?

13 MR. EINGORN: So a single-family home
14 requires two spaces. And then all other dwellings
15 except units for elderly. So a 2-bedroom unit would
16 be 1.75 spaces. So really you need 3 1/4 but I don't
17 know what the Waterfront South Historic District Plan
18 says about parking. I just have what the ordinance
19 says. So that may be where the 2 1/2 comes from.
20 But at a minimum it would require two spaces.
21 Questions from the Board?

22 VICE-CHAIRMAN STILL: We have to table it
23 just because they can't make like the parking in the
24 back without the curb cut, correct?

25 MR. EINGORN: No, no. If they want to do

1 that, they'd come back with a request for a parking
2 lot. That's got to be a separate. Right? They're
3 here tonight asking for a parking variance which the
4 Board can weigh. Right? And you'll do your Positive
5 and Negative discussion for a bulk variance and make
6 a motion on that. So if there's no questions, we'll
7 open to the public unless, Counsel, you have
8 anything to add.

9 MR. YOUSAF: No. So that's, again,
10 that's essentially that's the variance we're seeking
11 is the 2 1/2 parking spots. And, obviously, it's a
12 preexisting lot already under full lot size. That's
13 the only thing. If we ever need to come back for
14 that, that's something for the future. That's not
15 why we're here.

16 CHAIRMAN HANCE: Open to the public.

17 MR. EINGORN: Anybody here tonight that
18 would like to be heard on the application regarding
19 1759 S. 4th Street? Hearing and seeing none, we'll
20 close the public portion.

21 The applicant appeared tonight requesting
22 bulk variances to convert a single-family home into a
23 duplex. They're requesting bulk variances for lot
24 size, lot width, lot depth and off-street-parking.
25 Two spaces are needed where none can be provided.

1 The Board is charged with doing a discussion of the
2 Positive and Negative Criteria regarding bulk
3 variances and then to make a motion whether to grant
4 or deny the application.

5 CHAIRMAN HANCE: I think that's the only
6 empty house in that block. Everything else is full.
7 I've been living there for about 30 years. And I
8 think that it's a good idea to fill that house again.
9 It's getting cold outside. And also for the
10 neighborhood. That's where the park is; that's where
11 the kids play. And I'd rather have something look
12 nice. Like right now they got the paint on the wall.
13 Are you going to keep that wall the way it is or are
14 you going to paint over that?

15 MS. JOHNSON: Everything is going to be
16 remodeled, renovated and redone.

17 CHAIRMAN HANCE: I think it's a good
18 idea. That's a nice chunk of space and I'd rather
19 see someone in it and have it taken.

20 VICE-CHAIRMAN STILL: I also like the
21 idea of the apprenticeship program. Where you guys
22 pull those people from? You said from the City but
23 would it be a high school grad? Where would -- what
24 age group? Where would pull these kids from or
25 people?

1 MS. STOKES: So the next cohort actually
2 begins in two weeks. And we already have applicants
3 in from ages like 17 up until like into their
4 mid-20's. So they are a range of students from
5 Camden and the surrounding areas. So we're actually
6 already -- the next cohort is underway.

7 VICE-CHAIRMAN STILL: Got you. What's
8 the percentage of Camden people versus other areas,
9 City of Camden and then the surrounding areas, what
10 percentage are Camden residents?

11 MS. STOKES: That percentage I don't
12 have. I know that the applicants, they put their
13 information in when they apply. But I'm not
14 particularly involved in that portion of the student
15 incoming.

16 MS. MOSS: And what college is it
17 connected to again?

18 MS. STOKES: It's not necessarily a
19 college but it's IJB University. And it's where
20 students come and they learn about different trades.
21 And this will give them that hands-on experience.
22 Once they've completed the course where after all of
23 the different weeks are completed, then they will
24 move on to actually going to the building and
25 starting to learn hands-on like carpentry and how to

1 essentially remodel and rehab a house.

2 MR. YOUSAF: Apply the skills that
3 they've learned at the university.

4 VICE-CHAIRMAN STILL: Yeah. Well, I know
5 it's not your responsibility or you're not part of
6 the deciding team. But I know the part of the
7 testimony was that they will be Camden City residents
8 that will be taking part in that apprenticeship
9 program. So I just want to make sure --

10 MR. YOUSAF: That is true. So apart from
11 our last -- from my understanding from our last
12 testimony or appearance here, the majority of the
13 students are Camden-based. But there are some that
14 come from surrounding areas. Again, she didn't have
15 that information.

16 VICE-CHAIRMAN STILL: I understand.

17 MR. EINGORN: Any other discussion? A
18 motion?

19 CHAIRMAN HANCE: I make a motion that we
20 pass with the bulk variances.

21 MR. EINGORN: Do we have a second?

22 VICE-CHAIRMAN STILL: Second.

23 MR. EINGORN: I'll take a roll-call vote.
24 Chairman Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Mr. Still.

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: Ms. Nunez.

4 MS. NUNEZ: Yes.

5 MR. EINGORN: and Ms. Moss.

6 MS. MOSS: Yes.

7 MR. EINGORN: Having four in favor and
8 none opposed, congratulations. Good luck with your
9 project. Nothing from Ms. Merricks?

10 MS. MUHAMMAD: No.

11 CHAIRMAN HANCE: I will be around there
12 checking it out.

13 MR. EINGORN: Mr. Izzo, Telco Group, LLC,
14 we only have four and your application requires a use
15 variance. We don't have enough votes here to hear
16 it.

17 MR. IZZO: We can't do it tonight?

18 MR. EINGORN: I apologize. We thought
19 Ms. Merricks was coming.

20 MR. IZZO: We need five.

21 MR. EINGORN: You need five. We're going
22 to have to table you to next month. I apologize.
23 It's December 15th.

24 MR. IZZO: We have two great applications
25 here. We'll bring them back on December 15th.

1 Ms. Henriquez, come on up.

2 MR. EINGORN: Ms. Henriquez, I'm sorry.
3 We got to table you to next month. We don't have
4 enough Board members to hear the application.

5 MR. IZZO: We would need five votes to be
6 granted. We don't have five voters here. So we're
7 going to be heard on December 15, 2025.

8 MS. HENRIQUEZ: December 15th?

9 MR. EINGORN: Yes.

10 MS. HENRIQUEZ: Okay.

11 MR. EINGORN: Thank you. I'm sorry for
12 the inconvenience.

13 So we have Resolutions from September and
14 October 6th. Not the Special Meeting yet.

15 So for September we have: Granting Use
16 Variance and Preliminary Site Plan for Cloud 9 Luxe.

17 Granting Use and Bulk Variance Approval
18 and Site Plan Waiver for Henstar Homes, LLC. That
19 was 2770 Thompson Street.

20 Granting Use Variance and Bulk Variance
21 Approval for Vision Capital Investments, LLC, 568
22 Pfeiffer Street.

23 Bulk Variance Approval for Bucknor's
24 Property, a duplex at 1532 Baird Blvd.

25 Granting Use and Bulk Variance and Site

1 Plan Waiver for Cedric Jones, 1301 Decatur Street.
2 That was a retail space with apartments. And
3 everybody can vote on this.

4 Do we have a motion to adopt the
5 September Resolutions?

6 CHAIRMAN HANCE: Motion to adopt.

7 VICE-CHAIRMAN STILL: Can I speak on a
8 Resolution that I wasn't here for, 568 Pfeiffer,
9 which I had to recuse myself?

10 MR. EINGORN: That's right. Okay. So
11 let's do a motion to adopt all the Resolutions except
12 for Vision Capital. Thank you for the reminder. So
13 we have a motion --

14 CHAIRMAN HANCE: To adopt all the
15 Resolutions --

16 MR. EINGORN: -- except for the one which
17 Mr. Still was not --

18 CHAIRMAN HANCE: -- except for the one
19 that Mr. Still wasn't available.

20 MR. EINGORN: Which is 568 Pfeiffer
21 Street. Do we have a second?

22 MS. NUNEZ: Second.

23 MR. EINGORN: Great. I'll take a
24 roll-call vote. Chairman Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: And Ms. Moss.

4 MS. MOSS: Yes.

5 MR. EINGORN: The motion passes.

6 And do we have a motion to -- oh,

7 Mr. Still. I'm sorry.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: I did it backwards.

10 Now we need a motion to adopt the
11 Resolution for 568 Pfeiffer Street. Do we have a
12 motion?

13 CHAIRMAN HANCE: Motion.

14 MR. EINGORN: A second?

15 MS. MOSS: Second.

16 MR. EINGORN: I'll take a roll-call vote.
17 Chairman Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: And Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Three in favor. That's the
24 one Mr. Still couldn't hear. I got it right now.
25 I'm doing my best. Now, October, Mr. Still wasn't

1 here for the 6th.

2 For October: Granting Non-Conforming Use
3 Approval for Mary Kirk, 600 N. 7th Street, the
4 barbershop and apartment.

5 Granting Non-Conforming Use Approval for
6 Eleiry Matias, 1505 Kenwood for the grocery store
7 with apartment.

8 Granting Use Variance and Bulk Variance
9 Approval for Michael Abanyie, 2961 Yorkship Square.
10 This was the photography studio.

11 Granting Use Variance and Site Plan
12 Waiver for Hope Community Outreach Services, 1299
13 Morton Street. This was the rooming house and the
14 food pantry.

15 Granting Non-Conforming Use Approval for
16 Gamal Hamed, 1750-1754 Filmore Street. That was the
17 pallet company.

18 Granting Non-Conforming Use Approval for
19 Josefina Henriquez, 442 Pfeiffer Street. A duplex.

20 And then we have Amended Resolutions
21 granting Bulk Variance for Arthur Avenue Development
22 Company, LLC at 2810 Arthur and 2812 Arthur. And
23 they were both duplexes.

24 So I need a motion to adopt those.

25 CHAIRMAN HANCE: Motion to adopt.

1 MR. EINGORN: And a second?

2 MS. NUNEZ: Second.

3 MR. EINGORN: I'll take a roll-call vote.

4 Chairman Hance.

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: And Ms. Moss.

9 MS. MOSS: Yes.

10 MR. EINGORN: All in favor. And then a
11 motion to adjourn.

12 VICE-CHAIRMAN STILL: Motion.

13 MR. EINGORN: Do we have a second?

14 CHAIRMAN HANCE: Second.

15 MR. EINGORN: All in favor?

16 THE BOARD: Yays.

17 MR. EINGORN: So moved.

18 - - -

19 *(Meeting concluded at 6:14 p.m.)*

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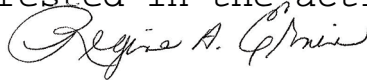
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**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment
November 3, 2025**

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(42) renovate - world

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