

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

---

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

---

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

1                   ZONING BOARD OF ADJUSTMENT  
2                   CITY OF CAMDEN  
3                   - - - - -

4                   Monday, November 3, 2026  
5                   - - - - -  
6  
7  
8                   Transcript of proceedings of the Zoning  
9                   Board of Adjustment taken in City Council Chambers,  
10                  2nd floor City Hall, 520 Market Street, Camden, New  
11                  Jersey 08101, commencing at 5:30 p.m.  
12  
13                  B O A R D   M E M B E R S   P R E S E N T  
14                  DARNELL HANCE, CHAIRMAN  
15                  GUY STILL, VICE-CHAIRMAN  
16                  YSABEL NUNEZ  
17                  URSULA MOSS  
18                  A-P-P-E-A-R-A-N-C-E-S  
19  
20                  KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD  
21                  DEMBO, BROWN & BURNS, LLP  
22                  EVITA MUHAMMAD, ZONING BOARD SECRETARY  
23  
24                  Regine A. Ervin, CCR  
25                  Certified Court Reporter  
                  Email: RegineCSR@gmail.com  
                  (609-280-2230)

## I N D E X

**CASES HEARD:**

PAGE

- 1) APPROVAL OF MEETING MINUTES  
OCTOBER 6 & 15, 2025
- 2) 309 Vine Street; 1826 Pershing Street;  
1071 Magnolia Avenue; 941 Newton Avenue;  
and 822 S. 5th Street  
(Not Heard. Deficient Notice)

## OLD BUSINESS

3 ) TELCO GROUP, LLC 32  
10 2730 Mitchell Street  
11 (Adjourned to December 15, 2025)

12 4 ) TELCO GROUP, LLC 32  
13 2733 Mitchell Street  
14 (Adjourned to December 15, 2025)

## NEW BUSINESS:

15 5 ) MGR HOME IMPROVEMENT, LLC 6  
16 455 Mechanic Street

17 6 ) ALIPAZ, LLC 11  
18 361 Marlton Avenue  
(Adjourned to December 15, 2025)

19

20 7 ) AL-DUHA ENTERPRISES, LLC 13  
21 1759 S. 4th Street

22 8 ) ADOPTION OF RESOLUTIONS 33  
SEPTEMBER 2025 & OCTOBER 2025

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

- - -

2

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

4

MR. PAZ: Eladio Paz, 18 Whispering Pine Lane, Voorhees, New Jersey 08043.

6

MR. EINGORN: Mr. Paz, are you the sole owner of this corporation?

8

MR. PAZ: It's my mom, my dad and myself.

10

MR. EINGORN: So you have three people that own this corporation?

12

MR. PAZ: Yes.

13

MR. EINGORN: I got bad news for you.

14

MR. PAZ: They need to be here, right?

15

MR. EINGORN: No. You need an attorney.

16

MR. PAZ: Okay. I suggest that you talk to Mr. Izzo over there. He's an attorney and he handles things just like this. He can help you. If it was a sole member LLC, I can let you go forward. But because there's three people, that's when things get fuzzy. We got to adjourn you. All right?

22

MR. PAZ: Okay.

23

MR. EINGORN: For the notice purposes, the applicant is being adjourned because they require an attorney by New Jersey law. This application will

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.)\*

20

21

22

23

24

25

## CERTIFICATION

I HEREBY CERTIFY that I am a Certified Court Reporter and Notary Public.

I FURTHER CERTIFY that the witness was sworn 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.

Regine A. ERVIN, CCR  
Certified Court Reporter  
License #30XI000222200

22 (The foregoing certification of this transcript  
23 does not apply to any reproduction of the same by any  
24 means, unless under the direction, control and/or  
25 supervision of the certifying reporter.)

<p style="text-align: center;">*</p> <p><b>*Meeting (1)</b> 37:19</p> <p style="text-align: center;"><b>A</b></p> <p><b>A-1 (2)</b> 15:23,24 <b>Abanyie (1)</b> 36:9 <b>ability (1)</b> 23:17 <b>Absent (4)</b> 3:14,15,17, 20 <b>according (1)</b> 19:13 <b>accurate (1)</b> 8:4 <b>acoustics (1)</b> 4:1 <b>across (1)</b> 20:8 <b>actually (6)</b> 16:23; 21:25;22:12;30:1,5, 24 <b>add (2)</b> 27:3;28:8 <b>address (5)</b> 6:17; 12:3;15:7,7;21:1 <b>adjourn (2)</b> 12:21; 37:11 <b>adjourned (2)</b> 12:24; 13:3 <b>Adjustment (1)</b> 3:4 <b>adopt (8)</b> 6:3;34:4,6, 11,14;35:10;36:24,25 <b>affirmed (1)</b> 15:4 <b>after-hours (1)</b> 22:23 <b>afternoon (1)</b> 13:14 <b>again (4)</b> 28:9;29:8; 30:17;31:14 <b>age (1)</b> 29:24 <b>agenda (2)</b> 5:1;6:2 <b>ages (1)</b> 30:3 <b>ago (1)</b> 7:25 <b>Al-Duha (4)</b> 5:22; 13:9;14:6,21 <b>Alipaz (2)</b> 5:19;11:18 <b>allow (1)</b> 7:23 <b>almost (1)</b> 7:25 <b>along (1)</b> 22:4 <b>Alston (1)</b> 3:15 <b>Although (1)</b> 23:23 <b>always (2)</b> 10:20; 23:22 <b>Alyce (4)</b> 14:14,23; 15:3,8 <b>Amended (1)</b> 36:20 <b>apart (1)</b> 31:10 <b>Apartment (7)</b> 17:10, 23,24;18:1,2;36:4,7 <b>apartments (1)</b> 34:2 <b>apologize (2)</b> 32:18, 22 <b>appeal (4)</b> 7:1,5,8,23 <b>appearance (2)</b> 14:19;31:12 <b>appeared (1)</b> 28:21 <b>appears (1)</b> 20:1 <b>applicant (8)</b> 7:9,10,</p>	<p>21:8;9:9;10:10;13; 12:24;28:21 <b>applicants (2)</b> 30:2,12 <b>application (13)</b> 4:25; 7:4;10:9;12:25; 13:11;14:11,16; 15:15;27:4;28:18; 29:4;32:14;33:4 <b>applications (4)</b> 5:2,7, 13;32:24 <b>applied (1)</b> 25:15 <b>apply (2)</b> 30:13;31:2 <b>apprenticeship (2)</b> 29:21;31:8 <b>Approval (10)</b> 4:7; 25:19;33:17,21,23; 36:3,5,9,15,18 <b>approvals (1)</b> 19:17 <b>approve (2)</b> 4:9,11 <b>April (1)</b> 21:7 <b>architectural (2)</b> 14:15,24 <b>area (2)</b> 9:18;25:18 <b>areas (4)</b> 30:5,8,9; 31:14 <b>around (1)</b> 32:11 <b>Arthur (3)</b> 36:21,22,22 <b>attorney (8)</b> 5:24;6:9; 12:15,17,25;13:4,10; 16:10 <b>available (1)</b> 34:19 <b>Avenue (5)</b> 5:5,6,20; 11:19;36:21 <b>avoid (1)</b> 23:1</p>	<p>29:6 <b>blocks (1)</b> 8:3 <b>Blvd (1)</b> 33:24 <b>Board (12)</b> 3:4;10:16, 17;15:21;20:9;26:21; 27:2,21;28:4;29:1; 33:4;37:16 <b>boarded (1)</b> 10:24 <b>bordered (1)</b> 26:15 <b>both (4)</b> 9:24;18:1,5; 36:23 <b>Branham (1)</b> 21:21 <b>bring (1)</b> 32:25 <b>Broadway (1)</b> 20:7 <b>Bucknor's (1)</b> 33:23 <b>building (17)</b> 7:14; 8:13;16:7,9,22;18:8; 19:11;22:5,8,8,12,14; 23:14;24:5;25:24; 26:22;30:24 <b>buildings (1)</b> 25:23 <b>built (3)</b> 7:25;26:22,24 <b>bulk (12)</b> 14:8;28:5, 22,23;29:2;31:20; 33:17,20,23,25;36:8, 21 <b>business (3)</b> 4:3;5:11; 15:7 <b>buy (1)</b> 9:12</p>	<p>25:35;13,17,18; 36:25;37:4,5,14 <b>changed (1)</b> 26:23 <b>changes (1)</b> 17:3 <b>charged (1)</b> 29:1 <b>checking (1)</b> 32:12 <b>chunk (1)</b> 29:18 <b>church (1)</b> 22:20 <b>City (5)</b> 3:3;25:9; 29:22;30:9;31:7 <b>classes (2)</b> 16:16,16 <b>clean (1)</b> 22:21 <b>Clerk's (1)</b> 3:8 <b>close (2)</b> 10:12;28:20 <b>Cloud (1)</b> 33:16 <b>cohort (4)</b> 16:11,11; 30:1,6 <b>cold (1)</b> 29:9 <b>college (2)</b> 30:16,19 <b>coming (3)</b> 3:23; 16:18;32:19 <b>community (3)</b> 16:14, 20;36:12 <b>company (3)</b> 21:15; 36:17,22 <b>Completed (3)</b> 17:18; 30:22,23 <b>completely (1)</b> 17:17 <b>concern (1)</b> 24:16 <b>concluded (1)</b> 37:19 <b>condition (6)</b> 17:14, 16;21:8;24:19;26:5, 24 <b>conformance (1)</b> 3:6 <b>conforms (1)</b> 26:3 <b>Congratulations (2)</b> 11:14;32:8 <b>connected (1)</b> 30:17 <b>consideration (1)</b> 26:8 <b>considerations (2)</b> 26:21;27:2 <b>construction (3)</b> 7:18; 16:15,16 <b>consultant (2)</b> 14:15, 24 <b>contain (1)</b> 17:24 <b>containing (1)</b> 15:21 <b>continue (1)</b> 10:14 <b>conversation (1)</b> 21:10 <b>convert (4)</b> 16:8; 25:18;27:6;28:22 <b>converted (1)</b> 19:17 <b>converting (1)</b> 17:22 <b>corner (1)</b> 22:20 <b>corporation (2)</b> 12:7, 11 <b>Council (1)</b> 25:9 <b>Counsel (4)</b> 13:22; 14:18;15:21;28:7 <b>count (2)</b> 24:6,10 <b>couple (2)</b> 8:7;13:14 <b>course (1)</b> 30:22</p>
<p style="text-align: center;"><b>B</b></p> <p><b>B' (1)</b> 17:10 <b>back (13)</b> 8:25;19:10; 20:12;22:12;24:23, 25;25:10,11;27:6,24; 28:1,13;32:25 <b>background (2)</b> 14:16; 20:7 <b>backwards (1)</b> 35:9 <b>bad (2)</b> 12:13;14:1 <b>Baird (1)</b> 33:24 <b>barbershop (1)</b> 36:4 <b>based (2)</b> 14:11; 17:12 <b>basement (7)</b> 7:16; 8:25;18:3,5,6,6,7 <b>basically (1)</b> 21:9 <b>bedrooms (4)</b> 17:23, 23;27:7,12 <b>begins (1)</b> 30:2 <b>behalf (1)</b> 14:21 <b>behind (5)</b> 22:11,14; 24:21,22;26:18 <b>below (1)</b> 17:8 <b>best (1)</b> 35:25 <b>bit (1)</b> 14:2 <b>block (3)</b> 8:2;20:8;</p>	<p><b>Camden (14)</b> 3:3; 9:21,23;14:9;15:9; 16:19;19:21;20:9; 21:3;30:5,8,9,10;31:7 <b>Camden-based (1)</b> 31:13 <b>can (16)</b> 3:24;4:3,6; 7:6;12:18,19;13:4; 17:6;20:15;22:6;24:2, 11;28:4,25;34:3,7 <b>Capital (2)</b> 33:21; 34:12 <b>care (1)</b> 18:20 <b>carpentry (1)</b> 30:25 <b>cars (2)</b> 22:7;24:18 <b>Cedric (1)</b> 34:1 <b>cell (1)</b> 3:24 <b>Certificate (2)</b> 10:11, 14 <b>CHAIRMAN (52)</b> 3:2, 10,11;4:13,14,16; 9:12,15;10:19;11:3,5, 6;13:17;19:6,10,19; 20:6,17;21:4,13,16, 24;22:2,11,14,18,25; 23:7,13,20;24:20; 25:10;27:11;28:16; 29:5,17;31:19,24,25; 32:11;34:6,14,18,24,</p>	<p><b>C</b></p> <p><b>call (1)</b> 3:9 <b>called (1)</b> 13:11 <b>Camden (14)</b> 3:3; 9:21,23;14:9;15:9; 16:19;19:21;20:9; 21:3;30:5,8,9,10;31:7 <b>Camden-based (1)</b> 31:13 <b>can (16)</b> 3:24;4:3,6; 7:6;12:18,19;13:4; 17:6;20:15;22:6;24:2, 11;28:4,25;34:3,7 <b>Capital (2)</b> 33:21; 34:12 <b>care (1)</b> 18:20 <b>carpentry (1)</b> 30:25 <b>cars (2)</b> 22:7;24:18 <b>Cedric (1)</b> 34:1 <b>cell (1)</b> 3:24 <b>Certificate (2)</b> 10:11, 14 <b>CHAIRMAN (52)</b> 3:2, 10,11;4:13,14,16; 9:12,15;10:19;11:3,5, 6;13:17;19:6,10,19; 20:6,17;21:4,13,16, 24;22:2,11,14,18,25; 23:7,13,20;24:20; 25:10;27:11;28:16; 29:5,17;31:19,24,25; 32:11;34:6,14,18,24,</p>	<p><b>call (1)</b> 3:9 <b>called (1)</b> 13:11 <b>Camden (14)</b> 3:3; 9:21,23;14:9;15:9; 16:19;19:21;20:9; 21:3;30:5,8,9,10;31:7 <b>Camden-based (1)</b> 31:13 <b>can (16)</b> 3:24;4:3,6; 7:6;12:18,19;13:4; 17:6;20:15;22:6;24:2, 11;28:4,25;34:3,7 <b>Capital (2)</b> 33:21; 34:12 <b>care (1)</b> 18:20 <b>carpentry (1)</b> 30:25 <b>cars (2)</b> 22:7;24:18 <b>Cedric (1)</b> 34:1 <b>cell (1)</b> 3:24 <b>Certificate (2)</b> 10:11, 14 <b>CHAIRMAN (52)</b> 3:2, 10,11;4:13,14,16; 9:12,15;10:19;11:3,5, 6;13:17;19:6,10,19; 20:6,17;21:4,13,16, 24;22:2,11,14,18,25; 23:7,13,20;24:20; 25:10;27:11;28:16; 29:5,17;31:19,24,25; 32:11;34:6,14,18,24,</p>
<p><b>earlier (1)</b> 14:2 <b>egress (2)</b> 18:8,9 <b>EINGORN (118)</b> 3:10, 12,14,17,20,22;4:12, 14,17,19,21,23;5:16, 19,22;6:1,8,16,20,24; 7:3,7;8:6,12,16,19; 9:4,7,9;10:5,8,11:2,4, 7,9,11,13,16,18,20; 12:2,6,10,13,15,23;</p>	<p><b>E</b></p>	<p><b>earlier (1)</b> 14:2 <b>egress (2)</b> 18:8,9 <b>EINGORN (118)</b> 3:10, 12,14,17,20,22;4:12, 14,17,19,21,23;5:16, 19,22;6:1,8,16,20,24; 7:3,7;8:6,12,16,19; 9:4,7,9;10:5,8,11:2,4, 7,9,11,13,16,18,20; 12:2,6,10,13,15,23;</p>	<p><b>earlier (1)</b> 14:2 <b>egress (2)</b> 18:8,9 <b>EINGORN (118)</b> 3:10, 12,14,17,20,22;4:12, 14,17,19,21,23;5:16, 19,22;6:1,8,16,20,24; 7:3,7;8:6,12,16,19; 9:4,7,9;10:5,8,11:2,4, 7,9,11,13,16,18,20; 12:2,6,10,13,15,23;</p>

<p>13:8,13,18,21,25; 14:4,18,22,25;15:6, 20;17:6,12,17,19; 19:1,7,16;20:18,25; 23:4,14,17,22;24:1,9, 14;25:5,8,17;26:4,11, 14,20;27:9,13,25; 28:17;31:17,21,23; 32:1,3,5,7,13,18,21; 33:2,9,11;34:10,16, 20,23;35:1,3,5,9,14, 16,19,21,23;37:1,3,6, 8,10,13,15,17</p> <p><b>ELADIO (2)</b> 11:23; 12:4</p> <p><b>elderly (1)</b> 27:15</p> <p><b>electric (1)</b> 19:8</p> <p><b>Eleiry (1)</b> 36:6</p> <p><b>eliminate (1)</b> 25:14</p> <p><b>else (3)</b> 21:14;27:3; 29:6</p> <p><b>empty (1)</b> 29:6</p> <p><b>enough (2)</b> 32:15; 33:4</p> <p><b>Enterprise (1)</b> 14:21</p> <p><b>Enterprises (3)</b> 5:23; 13:9;14:6</p> <p><b>entrance (5)</b> 17:25; 18:1,5,6,7</p> <p><b>equipment (1)</b> 18:4</p> <p><b>essentially (2)</b> 28:10; 31:1</p> <p><b>even (2)</b> 16:17;17:9</p> <p><b>evening (8)</b> 3:2,22; 5:22;6:6;13:21,23; 15:10;16:5</p> <p><b>everybody (1)</b> 34:3</p> <p><b>everyone (1)</b> 3:22</p> <p><b>exacerbating (1)</b> 24:18</p> <p><b>exact (1)</b> 27:8</p> <p><b>examined (4)</b> 6:13; 11:24;15:4;20:22</p> <p><b>except (4)</b> 27:15; 34:11,16,18</p> <p><b>Excuse (1)</b> 7:2</p> <p><b>Exhibit (1)</b> 15:24</p> <p><b>exhibits (1)</b> 15:16</p> <p><b>existing (4)</b> 9:2;16:6, 22,22</p> <p><b>experience (1)</b> 30:21</p>	<p><b>financial (1)</b> 16:16</p> <p><b>find (1)</b> 22:21</p> <p><b>fine (1)</b> 15:7</p> <p><b>first (7)</b> 4:7;6:12;10:2; 11:23;15:3;17:24; 20:21</p> <p><b>first-come (2)</b> 23:20, 23</p> <p><b>first-serve (2)</b> 23:21, 23</p> <p><b>fit (2)</b> 22:6;25:3</p> <p><b>five (9)</b> 5:3;15:22,24; 27:7,11;32:20,21; 33:5,6</p> <p><b>floor (2)</b> 17:24,25</p> <p><b>floors (1)</b> 7:15</p> <p><b>follows (4)</b> 6:14; 11:25;15:4;20:23</p> <p><b>food (1)</b> 36:14</p> <p><b>forward (2)</b> 12:19; 13:4</p> <p><b>four (7)</b> 4:2;11:13; 15:22;22:10;27:7; 32:7,14</p> <p><b>front (4)</b> 8:13;17:2; 22:9;23:23</p> <p><b>frontage (1)</b> 7:12</p> <p><b>full (3)</b> 22:5;28:12; 29:6</p> <p><b>further (2)</b> 13:2;20:12</p> <p><b>future (1)</b> 28:14</p> <p><b>fuzzy (1)</b> 12:21</p>	<p><b>H</b></p> <p><b>Hamed (1)</b> 36:16</p> <p><b>HANCE (52)</b> 3:2,10, 11;4:13,15,16;9:12, 15;10:19;11:3,5,6; 13:17;19:6,10,19; 20:6,17;21:4,13,16, 24;22:2,11,14,18,25; 23:7,13,20;24:20; 25:10;27:11;28:16; 29:5,17;31:19,24,25; 32:11;34:6,14,18,24, 25;35:13,17,18; 36:25;37:4,5,14</p> <p><b>hand (5)</b> 4:25;6:9; 11:21;15:1;20:19</p> <p><b>handed (1)</b> 15:21</p> <p><b>handle (2)</b> 4:3,7</p> <p><b>handles (1)</b> 12:18</p> <p><b>hands-on (2)</b> 30:21,25</p> <p><b>hear (4)</b> 4:24;32:15; 33:4;35:24</p> <p><b>heard (8)</b> 5:4,7,10; 10:9;13:1;18:24; 28:18;33:7</p> <p><b>Hearing (2)</b> 10:11; 28:19</p> <p><b>Heart (2)</b> 19:21;20:9</p> <p><b>heater (1)</b> 8:24</p> <p><b>Hello (1)</b> 13:20</p> <p><b>help (2)</b> 12:18;16:14</p> <p><b>Henriquez (5)</b> 33:1,2, 8,10;36:19</p>	<p><b>IJB (4)</b> 16:11;21:17, 19;30:19</p> <p><b>image (1)</b> 16:3</p> <p><b>images (1)</b> 16:2</p> <p><b>Improvement (4)</b> 5:17; 6:6,22;7:9</p> <p><b>incoming (1)</b> 30:15</p> <p><b>inconvenience (1)</b> 33:12</p> <p><b>industrial (1)</b> 7:21</p> <p><b>information (2)</b> 30:13; 31:15</p> <p><b>inside (3)</b> 18:11,14; 19:4</p> <p><b>intensifying (1)</b> 26:6</p> <p><b>interior (1)</b> 8:20</p> <p><b>interrupt (2)</b> 17:20; 18:11</p> <p><b>into (7)</b> 7:5;23:3; 25:18;26:7;27:6; 28:22;30:3</p> <p><b>introduce (2)</b> 14:5,14</p> <p><b>introducing (1)</b> 14:23</p> <p><b>investing (1)</b> 9:25</p> <p><b>Investments (1)</b> 33:21</p> <p><b>involved (1)</b> 30:14</p> <p><b>issue (3)</b> 21:24;22:16; 25:24</p> <p><b>IZZO (7)</b> 5:14;12:17; 32:13,17,20,24;33:5</p> <p><b>Izzo's (1)</b> 5:12</p>
<p><b>F</b></p> <p><b>facing (1)</b> 22:8</p> <p><b>familiar (1)</b> 10:19</p> <p><b>family (1)</b> 19:13</p> <p><b>far (1)</b> 18:8</p> <p><b>favor (5)</b> 11:13;32:7; 35:23;37:10,15</p> <p><b>feet (3)</b> 7:12,13;18:2</p> <p><b>fill (1)</b> 29:8</p> <p><b>Filmore (1)</b> 36:16</p>	<p><b>grad (1)</b> 29:23</p> <p><b>grant (2)</b> 10:17;29:3</p> <p><b>granted (2)</b> 7:25;33:6</p> <p><b>Granting (11)</b> 33:15, 17,20,25;36:2,5,8,11, 15,18,21</p> <p><b>Great (5)</b> 7:7;8:6,19; 32:24;34:23</p> <p><b>grocery (1)</b> 36:6</p> <p><b>Group (3)</b> 5:12;29:24; 32:13</p> <p><b>guarantees (1)</b> 4:6</p> <p><b>guess (1)</b> 25:2</p> <p><b>gutted (7)</b> 17:17,18; 18:11,14;19:5,11; 20:14</p> <p><b>guys (2)</b> 13:24;29:21</p>	<p><b>honest (1)</b> 20:5</p> <p><b>Hope (1)</b> 36:12</p> <p><b>hoping (1)</b> 4:4</p> <p><b>hours (2)</b> 22:24,24</p> <p><b>house (12)</b> 8:23; 20:10,12,12;24:21; 25:25;26:14,24;29:6, 8;31:1;36:13</p> <p><b>houses (1)</b> 8:2</p> <p><b>housing (1)</b> 16:19</p>	<p><b>homes (3)</b> 8:4;26:7; 33:18</p> <p><b>keep (1)</b> 29:13</p> <p><b>Kenwood (1)</b> 36:6</p> <p><b>kids (2)</b> 29:11,24</p> <p><b>kind (3)</b> 21:11;25:13; 26:23</p> <p><b>Kirk (1)</b> 36:3</p> <p><b>Kyle (1)</b> 18:25</p>
			<p><b>I</b></p>
			<p><b>L</b></p>
			<p><b>Ibrahim (1)</b> 21:21</p> <p><b>idea (3)</b> 29:8,18,21</p> <p><b>identification (1)</b> 15:25</p>
			<p><b>L' (1)</b> 23:8</p> <p><b>ladies (1)</b> 3:2</p> <p><b>Lane (2)</b> 12:5;22:15</p>

**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

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

<p><b>Maybe (2)</b> 18:16;19:8  <b>mean (2)</b> 18:13;26:4  <b>means (1)</b> 4:3  <b>Mechanic (8)</b> 5:17;  6:6;7:11,13;9:19,24;  10:2,10  <b>mechanical (1)</b> 18:4  <b>meeting (6)</b> 3:4,7;  13:5;21:20;23:2;  33:14  <b>member (2)</b> 12:19;  20:9  <b>members (2)</b> 4:2;33:4  <b>Merricks (4)</b> 3:14;4:5;  32:9,19  <b>meters (4)</b> 17:8;18:12,  15,21  <b>MGR (4)</b> 5:17;6:5,22;  7:9  <b>Michael (1)</b> 36:9  <b>mid-20's (1)</b> 30:4  <b>might (2)</b> 18:19,20  <b>minimum (1)</b> 27:20  <b>minute (1)</b> 6:2  <b>Minutes (3)</b> 4:8,9;  13:15  <b>Mitchell (1)</b> 5:14  <b>Mohammad (1)</b> 13:11  <b>MOHAMMED (2)</b>  6:12,18  <b>mom (1)</b> 12:8  <b>month (3)</b> 13:1;32:22;  33:3  <b>months (2)</b> 9:14,15  <b>more (3)</b> 3:25;24:18;  27:8  <b>Morton (1)</b> 36:13  <b>Moss (19)</b> 3:18,19;  4:21,22;10:23;11:11,  12,19:24;20:3;30:16;  32:5,6;35:3,4,15,21,  22;37:8,9  <b>Mostly (1)</b> 10:1  <b>motion (22)</b> 4:9,10;  10:18;11:1,14;28:6;  29:3;31:18,19;34:4,6,  11,13;35:5,6,10,12,  13;36:24,25;37:11,12  <b>move (2)</b> 17:3;30:24  <b>moved (2)</b> 4:23;37:17  <b>much (3)</b> 16:7,10;  23:15  <b>MUHAMMAD (6)</b>  23:11;24:6;25:11,15;  26:1;32:10  <b>multi-family (1)</b> 25:25  <b>multiple (1)</b> 17:8  <b>Municipal (1)</b> 3:8  <b>municipality (1)</b> 18:20  <b>myself (3)</b> 12:9;14:6;  34:9 </p>	<p><b>N</b></p> <p><b>name (5)</b> 6:16;12:2;  14:20;15:6;20:25  <b>necessarily (1)</b> 30:18  <b>need (13)</b> 12:14,15;  23:10;25:17,19;  26:25;27:16;28:13;  32:20,21;33:5;35:10;  36:24  <b>needed (3)</b> 14:17;  15:16;28:25  <b>needs (1)</b> 6:4  <b>Negative (2)</b> 28:5;  29:2  <b>neighborhood (3)</b>  19:19;26:3;29:10  <b>neighboring (1)</b> 8:23  <b>New (7)</b> 3:7;6:19;  7:10;12:5,25;15:9;  21:3  <b>news (1)</b> 12:13  <b>Newton (1)</b> 5:5  <b>next (9)</b> 8:24;11:18;  13:1,9;25:24;30:1,6;  32:22;33:3  <b>Nice (3)</b> 13:5;29:12,  18  <b>night (1)</b> 11:16  <b>noise (1)</b> 3:25  <b>Non-Conforming (9)</b>  10:11,14;16:24;26:5,  17;36:2,5,15,18  <b>none (6)</b> 10:11,12;  11:13;28:19,25;32:8  <b>note (1)</b> 8:22  <b>notice (5)</b> 3:7;12:23;  13:2,2;25:20  <b>November (1)</b> 3:5  <b>Nunez (16)</b> 3:15,16;  4:19,20;11:9,10;32:3,  4;34:22;35:1,2,19,20;  37:2,6,7 </p> <p><b>O</b></p> <p><b>obviously (2)</b> 16:3;  28:11  <b>occupied (1)</b> 10:23  <b>October (6)</b> 3:8;4:8,8;  33:14;35:25;36:2  <b>off (1)</b> 3:23  <b>office (1)</b> 3:8  <b>officer (1)</b> 7:19  <b>Off-street (4)</b> 23:11,  12,13,18  <b>off-street-parking (1)</b>  28:24  <b>Old (3)</b> 5:11;9:10;  26:21  <b>Once (1)</b> 30:22  <b>one (14)</b> 7:14;10:6,</p>	<p>17:13:3;15:21;16:21;  17:1,24;22:9;23:7;  26:7;34:16,18;35:24  <b>one-way (2)</b> 23:3,6  <b>only (6)</b> 4:3;16:12;  24:10;28:13;29:5;  32:14  <b>on-street (5)</b> 14:12;  23:11,22;24:3,12  <b>Open (3)</b> 10:7;28:7,  16  <b>opportunities (2)</b>  16:19,20  <b>opportunity (2)</b> 16:13,  17  <b>opposed (2)</b> 11:14;  32:8  <b>ordinance (1)</b> 27:18  <b>organization (1)</b> 21:23  <b>out (1)</b> 32:12  <b>Outreach (1)</b> 36:12  <b>outside (1)</b> 29:9  <b>over (4)</b> 10:3;12:17;  17:3;29:14  <b>overgrown (1)</b> 24:23  <b>own (6)</b> 12:11;17:25;  18:1,5;21:13,14  <b>owned (3)</b> 9:13;  19:21;20:8  <b>owner (8)</b> 6:21;7:11;  12:7;19:23,23;21:8,  10:25:2 </p> <p><b>P</b></p> <p><b>packet (2)</b> 8:8;15:21  <b>page (3)</b> 16:3;21;17:9  <b>pages (1)</b> 15:22  <b>paint (2)</b> 29:12,14  <b>pallet (1)</b> 36:17  <b>panel (3)</b> 15:14;16:4,  5  <b>pantry (1)</b> 36:14  <b>park (7)</b> 22:12,15;  23:9;24:20,22;26:18;  29:10  <b>parking (24)</b> 14:12;  21:25;22:3,5,6,22;  23:13,18,22;24:3,10,  12,19,21;25:3,18;  26:23,25;27:8,18,23;  28:1,3,11  <b>Parkside (1)</b> 10:1  <b>part (4)</b> 16:10;31:5,6,  8  <b>particular (1)</b> 18:7  <b>particularly (1)</b> 30:14  <b>party (1)</b> 8:22  <b>pass (2)</b> 11:1;31:20  <b>passes (2)</b> 11:14;35:5  <b>PAZ (12)</b> 5:21;11:23;  12:4,4,6,8,12,14,16,  22;13:3,7 </p>	<p><b>people (6)</b> 12:10,20;  24:21;29:22,25;30:8  <b>per (1)</b> 18:2  <b>percentage (3)</b> 30:8,  10,11  <b>permit (1)</b> 7:19  <b>permits (1)</b> 17:1  <b>Pershing (1)</b> 5:5  <b>Pfeiffer (5)</b> 33:22;  34:8,20;35:11;36:19  <b>phones (1)</b> 3:24  <b>photograph (1)</b> 17:13  <b>photographs (7)</b> 8:8,9,  10,25;15:22,25;17:7  <b>photography (1)</b> 36:10  <b>picture (1)</b> 18:12  <b>pictures (4)</b> 8:7,20;  19:3;22:16  <b>Pine (1)</b> 12:4  <b>Piscataway (2)</b> 6:19;  7:10  <b>pitched (1)</b> 21:11  <b>place (2)</b> 16:25;18:9  <b>plan (6)</b> 25:19;27:17;  33:16,18;34:1;36:11  <b>play (1)</b> 29:11  <b>please (9)</b> 3:23;6:9,  16;11:21;12:2;15:1,6;  20:19,25  <b>pm* (1)</b> 37:19  <b>point (2)</b> 19:8;26:2  <b>populate (1)</b> 16:14  <b>portion (3)</b> 10:12;  28:20;30:14  <b>Positive (2)</b> 28:4;29:2  <b>posted (1)</b> 3:7  <b>potentially (1)</b> 24:17  <b>preexisting (4)</b> 26:8,  12,16;28:12  <b>pre-existing (1)</b> 26:5  <b>Preliminary (1)</b> 33:16  <b>prepared (2)</b> 6:25;7:3  <b>present (5)</b> 5:1,16,18,  24;7:16  <b>presented (1)</b> 24:2  <b>pretty (6)</b> 9:10;10:1,6;  16:7,10;23:15  <b>prior (5)</b> 16:22;19:22,  23;21:8,10  <b>Private (1)</b> 18:6  <b>Probably (1)</b> 19:18  <b>proceed (1)</b> 6:25  <b>program (4)</b> 16:11,11;  29:21;31:9  <b>project (3)</b> 14:16;  15:14;32:9  <b>projects (1)</b> 16:18  <b>project's (2)</b> 14:14,24  <b>proper (3)</b> 16:25;18:9;  19:17  <b>properties (1)</b> 10:2  <b>property (18)</b> 7:11,22;  8:13,14;9:1,11,13,13; </p>	<p>10:20;14:8;16:13,15;  17:13;21:5,6,13,14;  33:24  <b>proposed (2)</b> 7:17,18  <b>provide (3)</b> 14:15;  15:14;24:11  <b>provided (2)</b> 8:6;  28:25  <b>public (6)</b> 10:7,12;  24:12;28:7,16,20  <b>pull (2)</b> 29:22,24  <b>purchased (2)</b> 21:6,7  <b>purposes (1)</b> 12:23  <b>put (5)</b> 14:18;16:25;  25:7;27:1;30:12  <b>putting (1)</b> 26:7  <b>Q</b></p> <p><b>quick (2)</b> 10:18;18:10</p> <p><b>R</b></p> <p><b>RAHAWI (23)</b> 5:18;  6:7,10,12,18,18,23;  7:2,6;8:5,11,15,17;  9:2,6,8,14,16,19,21,  25;11:15,17  <b>raise (5)</b> 4:25;6:8;  11:20;15:1;20:18  <b>raised (1)</b> 24:16  <b>range (1)</b> 30:4  <b>rather (3)</b> 10:23;  29:11,18  <b>read (4)</b> 4:24;6:25;  7:4,6  <b>Reading (1)</b> 3:5  <b>really (4)</b> 23:8;24:1;  26:25;27:16  <b>reason (1)</b> 17:1  <b>reasons (1)</b> 7:24  <b>recall (1)</b> 23:4  <b>record (10)</b> 6:17;7:5;  8:8,22;12:3;14:19;  15:7,20,23;21:1  <b>recorded (1)</b> 19:15  <b>recuse (1)</b> 34:9  <b>redevelop (2)</b> 16:13,  15  <b>redone (1)</b> 29:16  <b>refer (2)</b> 16:2,4  <b>reflect (1)</b> 15:20  <b>regarding (4)</b> 9:11;  10:10;28:18,29:2  <b>regular (1)</b> 3:4  <b>rehab (2)</b> 17:16;31:1  <b>rehabbing (1)</b> 9:1  <b>remember (2)</b> 20:10;  21:20  <b>reminder (2)</b> 3:23;  34:12  <b>remodel (1)</b> 31:1  <b>remodeled (1)</b> 29:16 </p>
--	---	--	---	---

**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

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

<b>renovate (1)</b> 16:6 <b>renovated (1)</b> 29:16 <b>renovation (1)</b> 16:23 <b>Rental (2)</b> 9:6,7 <b>representing (1)</b> 14:6 <b>request (1)</b> 28:1 <b>requesting (3)</b> 10:10; 28:21,23 <b>require (4)</b> 4:4;12:24; 27:8,20 <b>requirement (1)</b> 24:10 <b>requires (2)</b> 27:14; 32:14 <b>reserve (1)</b> 24:2 <b>residential (6)</b> 7:17, 22,24;8:1,4,23 <b>residents (2)</b> 30:10; 31:7 <b>Resolution (2)</b> 34:8; 35:11 <b>resolutions (7)</b> 6:3; 13:15;33:13;34:5,11, 15,36:20 <b>responsibility (1)</b> 31:5 <b>retail (1)</b> 34:2 <b>Right (42)</b> 4:2;6:5,9; 8:13,17;10:16,25; 11:20;12:14,21; 13:18;15:1,17;17:15; 20:7,8,18;21:17; 22:11,13,15;23:9,14, 16;24:1,12,13,22; 25:5,17,22;26:7,9,10, 16,17,24;28:2,4; 29:12;34:10;35:24 <b>Rivera (1)</b> 3:17 <b>Roll (1)</b> 3:9 <b>Roll-call (6)</b> 4:14; 11:4;31:23;34:24; 35:16;37:3 <b>room (1)</b> 3:25 <b>rooming (1)</b> 36:13 <b>rooms (1)</b> 4:1 <b>running (3)</b> 18:13,18; 19:2	<b>14:8,13;28:10</b> <b>seems (1)</b> 10:6 <b>semi-detached (1)</b> 7:15 <b>separate (1)</b> 28:2 <b>September (4)</b> 13:19; 33:13,15;34:5 <b>Services (1)</b> 36:12 <b>share (2)</b> 8:22;15:17 <b>shares (1)</b> 26:15 <b>show (1)</b> 4:5 <b>showed (1)</b> 17:8 <b>shows (1)</b> 16:23 <b>side (7)</b> 8:15,16;22:4, 7,7;23:5;24:5 <b>sidewalk (1)</b> 26:16 <b>Similarly (1)</b> 14:7 <b>single (1)</b> 19:13 <b>single-family (17)</b> 7:14,16,20;8:1,4,21; 10:15,15;16:9;17:4,4; 19:14;26:4;27:1,7,13; 28:22 <b>site (5)</b> 25:19;33:16, 18,25;36:11 <b>situation (1)</b> 24:17 <b>Six (2)</b> 9:14,15 <b>size (4)</b> 14:11;26:8; 28:12,24 <b>skills (1)</b> 31:2 <b>sole (3)</b> 6:21;12:7,19 <b>somebody (1)</b> 19:16 <b>someone (3)</b> 20:15; 21:14;29:19 <b>sorry (7)</b> 13:5;17:20; 18:11;24:8;33:2,11; 35:7 <b>sort (1)</b> 17:9 <b>sound (1)</b> 13:16 <b>Sounds (1)</b> 19:16 <b>South (1)</b> 27:17 <b>space (3)</b> 24:2;29:18; 34:2 <b>spaces (5)</b> 22:6; 27:14,16,20;28:25 <b>speak (2)</b> 20:15;34:7 <b>SPEAKER (1)</b> 13:12 <b>Special (1)</b> 33:14 <b>specifically (1)</b> 24:12 <b>spots (6)</b> 24:5,6,9,15; 25:3;28:11 <b>square (2)</b> 18:2;36:9 <b>square-foot (1)</b> 16:7 <b>start (1)</b> 4:6 <b>started (2)</b> 6:20;9:25 <b>starting (1)</b> 30:25 <b>state (4)</b> 6:16;12:2; 15:6;20:25 <b>stated (2)</b> 16:6,10 <b>states (1)</b> 7:8 <b>stay (1)</b> 5:9 <b>Still (34)</b> 3:12,13;4:10, 17,18;9:17,20,23;	<b>10:4,7,25;11:7,8; 13:11;18:10,24;19:4; 27:8,22;29:20;30:7; 31:4,16,22;32:1,2; 34:7,17,19;35:7,8,24, 25;37:12</b> <b>STOKES (11)</b> 20:21; 21:2,2,6,15,18,22; 22:17;30:1,11,18 <b>stop (1)</b> 17:6 <b>storage (2)</b> 20:11,13 <b>store (2)</b> 22:20;36:6 <b>straightforward (1)</b> 10:6 <b>Street (38)</b> 5:4,5,6,23; 6:19;7:10,11,13;9:19; 10:2,10;13:10;14:9; 15:9;16:8;21:3,25; 22:20;23:2,3,3,6,6,8, 10:24;7,9,23;28:19; 33:19,22;34:1,21; 35:11;36:3,13,16,19 <b>Streets (1)</b> 5:15 <b>strip (1)</b> 22:13 <b>structure (2)</b> 10:21; 17:5 <b>student (1)</b> 30:14 <b>students (3)</b> 30:4,20; 31:13 <b>studio (1)</b> 36:10 <b>stuff (1)</b> 24:24 <b>submitted (1)</b> 8:9 <b>suggest (1)</b> 12:16 <b>summertime (1)</b> 20:14 <b>Sunday (1)</b> 23:1 <b>Sunshine (2)</b> 3:5,6 <b>Sure (5)</b> 14:20;18:18; 19:22;27:5;31:9 <b>surrounding (4)</b> 8:3; 30:5,9;31:14 <b>sworn (1)</b> 20:17 <b>sworn/affirmed (3)</b> 6:13;11:24;20:22	<b>Thompson (1)</b> 33:19 <b>thought (1)</b> 32:18 <b>three (6)</b> 12:10,20; 15:22;22:7;24:4; 35:23 <b>tight (1)</b> 24:18 <b>tonight (7)</b> 5:8;10:8, 13:28;3,17,21;32:17 <b>total (1)</b> 17:15 <b>totally (2)</b> 18:2,11 <b>toward (1)</b> 24:10 <b>trades (1)</b> 30:20 <b>true (1)</b> 31:10 <b>trying (1)</b> 23:3 <b>turn (2)</b> 3:23;23:3 <b>two (13)</b> 6:2;7:15; 15:22;17:22,23; 18:12;25:3,26:7; 27:14,20;28:25;30:2; 32:24 <b>two-and-a-half (1)</b> 24:15 <b>two-story (1)</b> 18:8 <b>Tyler (3)</b> 20:16,21; 21:2	<b>10:32;15;33:16,17, 20,20,23,25;36:8,8, 11,21</b> <b>variances (6)</b> 14:8,13; 28:22,23;29:3;31:20 <b>venture (1)</b> 10:2 <b>versus (1)</b> 30:8 <b>Vice-Chairman (24)</b> 3:12,13;4:10,18; 9:17,20,23;10:4,7,25; 11:8;18:10,24;19:4; 27:22;29:20;30:7; 31:4,16,22;32:2;34:7; 35:8;37:12 <b>view (2)</b> 16:22;17:2 <b>Vine (1)</b> 5:4 <b>Vision (2)</b> 33:21; 34:12 <b>Voorhees (1)</b> 12:5 <b>vote (7)</b> 4:14;11:4; 31:23;34:3,24;35:16; 37:3 <b>voters (1)</b> 33:6 <b>votes (2)</b> 32:15;33:5
<b>S</b>		<b>T</b>		<b>W</b>
<b>same (8)</b> 8:2;16:17; 21:19,23;25:24; 26:17,23;27:8 <b>Saneed (1)</b> 14:20 <b>Saunders (1)</b> 5:14 <b>scheduled (1)</b> 3:4 <b>school (2)</b> 22:19; 29:23 <b>second (16)</b> 4:12,13; 11:2,3;17:6,25;31:21, 22,34;21,22;35:14, 15;37:1,2,13,14 <b>seeing (2)</b> 10:12; 28:19 <b>seeking (4)</b> 10:13;	<b>table (4)</b> 25:21;27:22; 32:22;33:3 <b>talk (2)</b> 12:16;22:2 <b>talked (1)</b> 13:13 <b>talking (1)</b> 23:9 <b>team (1)</b> 31:6 <b>Telco (3)</b> 5:12;6:4; 32:13 <b>tenant (1)</b> 18:7 <b>testified (5)</b> 6:13; 11:24;15:4;20:22; 21:21 <b>testimony (2)</b> 31:7,12 <b>Thanks (1)</b> 3:23 <b>theater (1)</b> 22:19 <b>thereby (1)</b> 24:18 <b>third (1)</b> 17:9	<b>use (21)</b> 4:4;6:4;7:16, 17,22;10:11,14,14; 20:11;26:6;32:14; 33:15,17,20,25;36:2, 5,8,11,15,18 <b>used (7)</b> 7:23;8:1,3; 20:9,13;21:12;24:22 <b>using (1)</b> 19:7 <b>usually (2)</b> 22:21; 24:20 <b>utilities (1)</b> 18:4 <b>utility (1)</b> 17:9	<b>Wait (2)</b> 5:1;13:15 <b>Waiting (1)</b> 13:10 <b>Waiver (3)</b> 33:18; 34:1;36:12 <b>wall (4)</b> 8:22;26:15; 29:12,13 <b>walls (1)</b> 19:9 <b>water (1)</b> 8:24 <b>Waterfront (1)</b> 27:17 <b>way (3)</b> 26:17,22; 29:13 <b>Wednesday (1)</b> 3:8 <b>week (2)</b> 22:17;23:1 <b>weeks (2)</b> 30:2,23 <b>weigh (1)</b> 28:4 <b>Welcome (3)</b> 3:3;5:8, 9 <b>what's (2)</b> 15:15;30:7 <b>whenever (1)</b> 16:1 <b>Whereupon (1)</b> 15:24 <b>Whispering (1)</b> 12:4 <b>whole (2)</b> 23:15;26:2 <b>width (3)</b> 14:11;26:11; 28:24 <b>windows (1)</b> 18:9 <b>wires (1)</b> 19:9 <b>within (1)</b> 10:16 <b>without (2)</b> 19:17; 27:24 <b>work (3)</b> 16:17;19:8; 25:14 <b>working (4)</b> 16:20; 18:15,21;19:5 <b>world (1)</b> 13:2	

**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

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

<b>Y</b>	<b>28 (1) 3:8 2810 (1) 36:22 2812 (1) 36:22 2961 (1) 36:9 2-bedroom (3) 17:24; 18:1;27:15</b>	<b>3</b>	
<b>yard (3) 8:25;24:24; 25:1 Yays (1) 37:16 years (2) 7:25;29:7 yellow (1) 23:24 Yorkship (1) 36:9 YOUASF (29) 13:20, 23;14:1,5,20,21,23; 15:10,13,19;16:1; 18:17,22;20:1,4,15; 21:17,19,23;23:5,16, 19,24:13;25:22;26:2, 10;28:9;31:2,10 youth (1) 16:14</b>	<b>3 (2) 3:5;27:16 30 (1) 29:7 309 (1) 5:4 361 (2) 5:19;11:19</b>	<b>4</b>	
<b>Z</b>	<b>423 (1) 15:8 442 (1) 36:19 455 (4) 5:17;6:6;7:11; 10:10 4th (6) 5:23;13:10; 14:9;16:8;23:9;28:19</b>	<b>5</b>	
<b>Zone (1) 7:12 Zoning (7) 3:3;7:1,5, 8,19,20;14:10</b>	<b>568 (4) 33:21;34:8, 20;35:11 5th (3) 5:6;6:18;7:9</b>	<b>6</b>	
<b>0</b>	<b>6:14 (1) 37:19 60 (1) 7:13 600 (1) 36:3 6th (3) 4:8;33:14;36:1</b>	<b>7</b>	
<b>1</b>	<b>700-800 (1) 18:2 7th (1) 36:3</b>	<b>8</b>	
<b>1,700 (1) 16:7 1.75 (1) 27:16 1/2 (2) 27:19;28:11 1/4 (1) 27:16 100 (1) 7:25 1071 (1) 5:5 1299 (1) 36:12 1301 (1) 34:1 15 (2) 7:12;33:7 1505 (1) 36:6 1532 (1) 33:24 15th (5) 4:8;13:1; 32:23,25;33:8 17 (1) 30:3 1750-1754 (1) 36:16 1759 (4) 5:23;13:10; 14:9;28:19 18 (1) 12:4 1826 (1) 5:4 1877 (2) 6:18;7:9 1st (1) 21:7</b>	<b>9 (1) 33:16 941 (1) 5:5</b>	<b>9</b>	
<b>2</b>	<b>2 (2) 27:19;28:11 2.5 (2) 22:6;23:10 2021 (1) 10:1 2025 (5) 3:5,9;4:8; 21:7;33:7 223 (1) 21:2 2770 (1) 33:19</b>		