

# JTS ENGINEERS & LAND SURVEYORS

19 Stratford Avenue, Stratford, New Jersey 08084

Phone 856-783-0055

856-783-0066

jtspls@verizon.net

## LEGAL DESCRIPTION

November 11, 2025

Contract No. 25-201A

All THAT CERTAIN tract or parcel of land and premises situate in the City of Camden, County of Camden and the State of New Jersey more particularly described as follows:

BEGINNING at a point in the Northeasterly line of North Thirty Fourth Street (50.00 feet wide) and in the division line between Lots 4 and 5.01, Block 1027 as shown on a map hereinafter mentioned said point being Southeastwardly along said Northeasterly line, a distance of 246.00 feet from the intersection of North Thirty Fourth Street with the Southerly line of Merriel Avenue (50.00 feet wide) and extending;

Thence (1) North 61 Degrees 31 Minutes 01 Seconds East along said division line, a distance of 90.00 feet to a point in the division line between Lots 5.01 and 53, Block 1027.

Thence (2) South 28 Degrees 28 Minutes 59 Seconds East along said division line and partly along Lot 16, a distance of 30.29 feet to a point in the division line between Lots 5.01 and 5.02, Block 1027.

Thence (3) South 61 Degrees 31 Minutes 01 Seconds West along said division line, a distance of 90.00 feet to a point in the Northeasterly line of North Thirty Fourth Street.

Thence (4) North 28 Degrees 28 Minutes 59 Seconds West along said Northeasterly line, a distance of 30.29 feet to the point and place of BEGINNING.

BEING Lot 5.01, Block 1027 as shown on a Proposed Minor Subdivision Plan by JTS Engineers and Land Surveyors revised to 06-27-2025.

ALSO being part of Lot 5, Block 1027 as shown on the City tax map.

CONTAINING 2,727 S.F. more or less.

# JTS ENGINEERS & LAND SURVEYORS

19 Stratford Avenue, Stratford, New Jersey 08084

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## LEGAL DESCRIPTION

November 11, 2025

Contract No. 25-201B

All THAT CERTAIN tract or parcel of land and premises situate in the City of Camden, County of Camden and the State of New Jersey more particularly described as follows:

BEGINNING at a point in the Northeasterly line of North Thirty Fourth Street (50.00 feet wide) and in the division line between Lots 5.02 and 6, Block 1027 as shown on a map hereinafter mentioned said point being Northwestwardly along said Northeasterly line, a distance of 251.00 feet from the intersection of North Thirty Fourth Street with the Northerly line of Rosedale Avenue (30.00 feet wide) and extending;

Thence (1) North 28 Degrees 28 Minutes 59 Seconds West along said Northeasterly line, a distance of 29.71 feet to a point in the division line between Lots 5.01 and 5.02, Block 1027.

Thence (2) North 61 Degrees 31 Minutes 01 Seconds East along said division line a distance of 90.00 feet to a point in the division line between Lots 5.02 and 16, Block 1027.

Thence (3) South 28 Degrees 28 Minutes 59 Seconds East along the division line between Lots 5.02 and partly along Lots 16 and 17, Block 1027, a distance of 29.71 feet to a point in the division line between Lots 5.02 and 6, Block 1027.

Thence (4) South 61 Degrees 31 Minutes 01 Seconds West along said division line, a distance of 90.00 feet to the point and place of BEGINNING.

BEING Lot 5.02, Block 1027 as shown on a Proposed Minor Subdivision Plan by JTS Engineers and Land Surveyors revised to 06-27-2025.

ALSO being part of Lot 5, Block 1027 as shown on the City tax map.

CONTAINING 2,673 S.F. more or less.

# **EAST CAMDEN BUILDING COMPANY**

## **Zoning Board Presentation**

**126-128 N 34th St. Camden, NJ 08105  
(Block 1027 | Lot 05)**

**4/5/2021**

## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

East Camden Building Company LLC (ECBC) recently acquired 2 adjacent lots on 34th Street for the purpose of placing a side by side modular twin townhome. Our properties will not only enhance a blighted, vacant lot but close up the last abandoned lot on a quiet block.



## 34th Street - Between Merriel & Rosedale

126-128 N 34th Street also referred to as Block 1027 / Lot 05 is a 60' Wide X 90' Deep lot. This lot has the capacity to build a twin property (side by side unit) similar to the other newer construction homes on this immediate block.



Block 1027 | Lot 5 is the last lot on this immediate block undeveloped and has been a blight to the neighborhood for decades.



## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

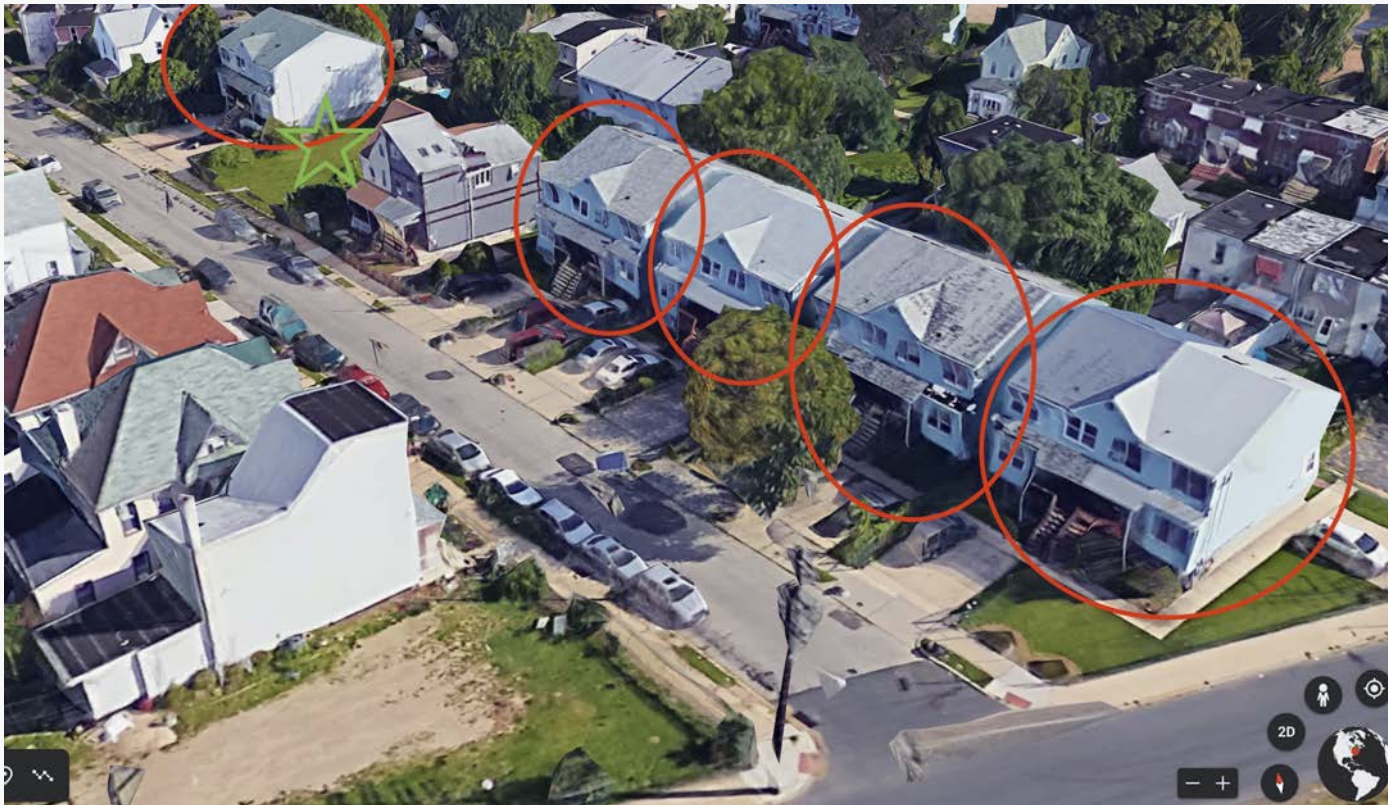
### CURRENT STREET VIEW



## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

We plan to mimic the exact footprint design of the neighboring property done by Habitat for Humanity on this block back in 2006. Their lots were 60X90 as well.

East Camden Building Co. Plans to use the same setbacks with the same lot dimensions as these previously approved developments.

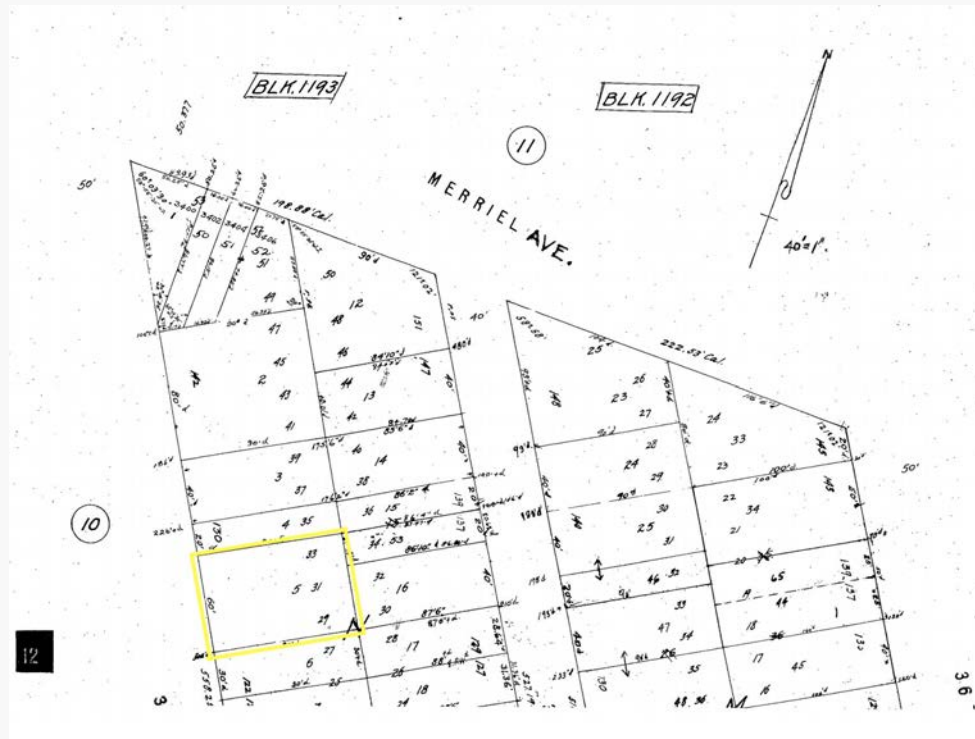




## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05) - PLOT PLAN

We plan to mimic the exact footprint design of the neighboring property done by Habitat for Humanity on this block back in 2006. Their lots were also 60' wide x 90' deep.

East Camden Building Co. Plans to use the same setbacks with the same lot dimensions as these previously approved developments.





## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

### STREET VIEW - LOOKING WEST TOWARDS MERRIEL AVE.



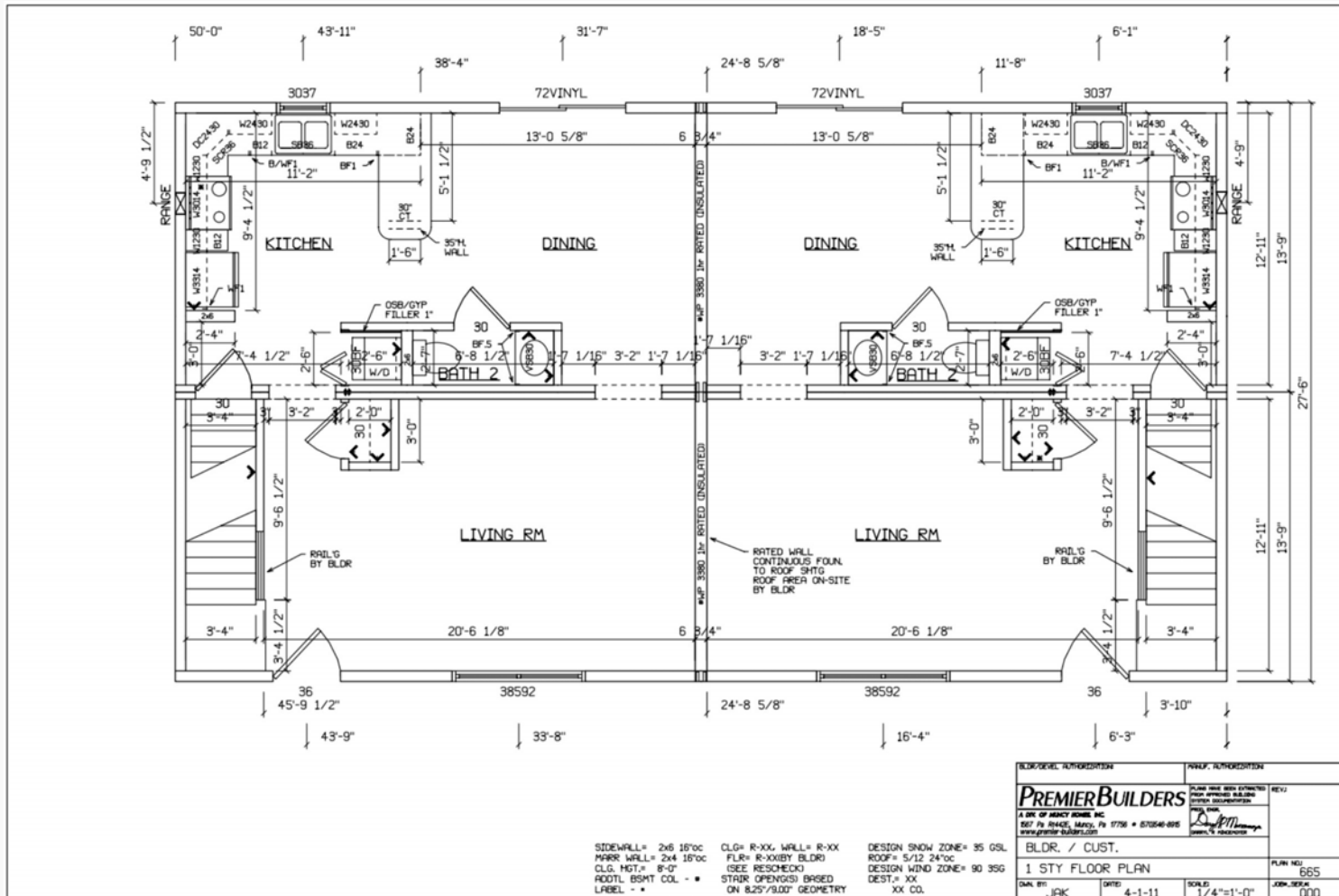
## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

### STREET VIEW - LOOKING EAST TOWARDS ROSEDALE AVE.



# The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

## PROPOSED FLOOR PLAN - FIRST FLOOR







## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

### PROPOSED SETBACKS

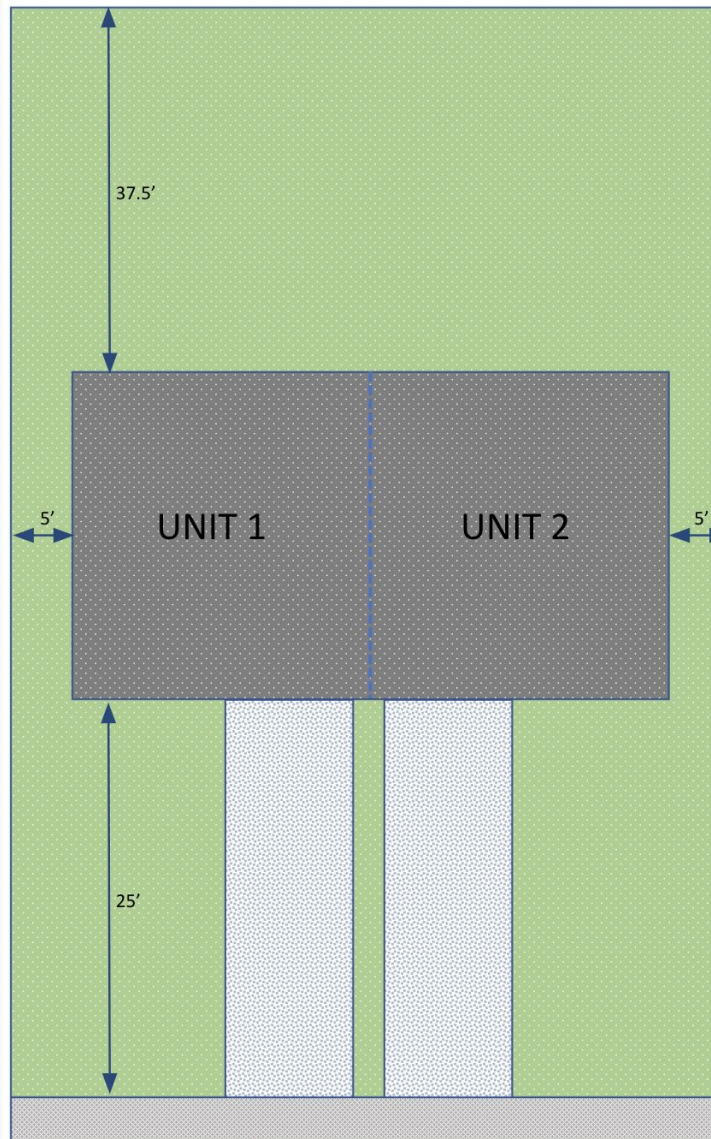
Side Yard - 5'  
Front Yard - 25'  
Rear Yard - 37.5'

### LOT DIMENSIONS

Depth - 90'  
Width - 60'

### HOUSE DIMENSIONS

Width - 50'  
Depth - 27.5'



## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

THIS IS HOW WE PROPOSE OUR UNIT TO LOOK

- SAME MODEL BY SAME MODULAR BUILDER WENT UP AT 30TH & SAUNDERS EARLIER THIS YEAR.



## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

### WHAT EAST CAMDEN BUILDING CO. NEEDS FROM THIS ZONING HEARING

#### BULK VARIANCES FOR THE FOLLOWING:

1. Lot Depth Deficient - 100ft required - 90ft proposed.
2. Minimum Side Yard Deficient - 10ft needed - 5' proposed.
3. Minimum Aggregate Side Yard - 25ft needed - 10' proposed.

\*ALL HABITAT FOR HUMANITY'S NEWER DEVELOPMENTS AROUND THIS PROJECT WERE GRANTED THESE VARIANCES.

## The Project - 126-128 N 34th Street. (Block 1027 | Lot 05)

### WHAT EAST CAMDEN BUILDING CO. CLOSING STATEMENT

ECBC IS LOOKING TO DEVELOP A MARKET RATE HOUSING PROJECT ON THE LAST VACANT LOT ON THE STREET. OUR PROJECT PROVIDES THE NECESSARY PARKING NECESSARY AND FULFILLS THE NEIGHBORHOOD PLAN BY PROVIDING MEDIUM INCOME HOUSING FOR EAST CAMDEN.

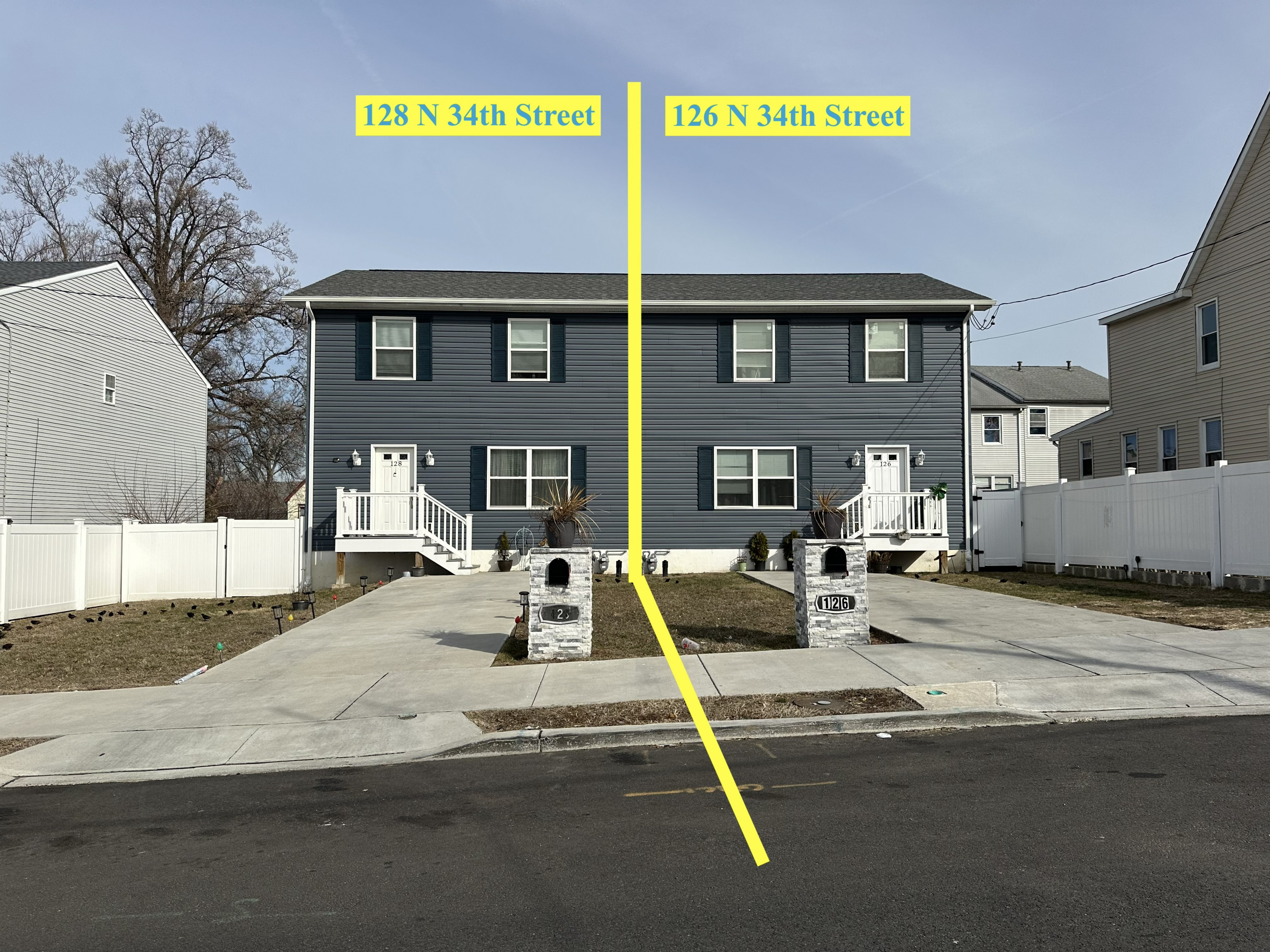
WE HOPE THIS IS JUST THE BEGINNING OF EAST CAMDEN BUILDING CO'S MISSION TO DEVELOPING AND STABILIZING BLIGHTED VACANT LOTS IN THE EAST CAMDEN. DEVELOPING PROPERTIES BRINGS UNDER PERFORMING PROPERTIES AND NEIGHBORHOODS TO THEIR FULLEST POTENTIAL WHILE PROVIDING THE CITY WITH INVALUABLE TAX RATABLES INDEFINITELY.

THANK YOU,



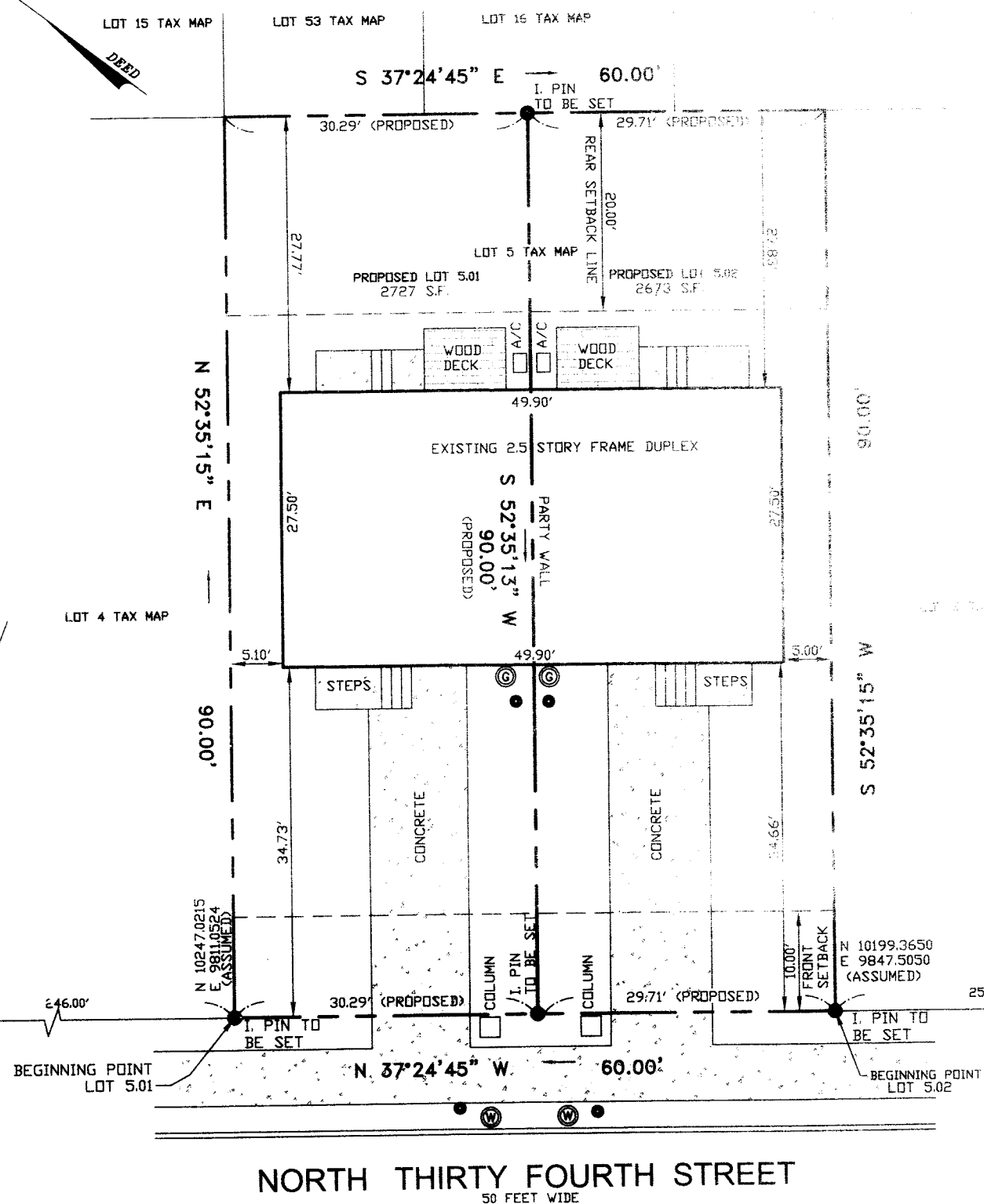
128 N 34th Street

126 N 34th Street





MERRIEL AVENUE  
50 FEET WIDE



NORTH THIRTY FOURTH STREET  
50 FEET WIDE

PROPERTY OWNERS

NAME	STREET	CITY & STATE	BLK	LOT	PROPERTY LOCATION
KAY & JAY RENTAL	812 V CLINTON AVE	DARLYN NJ	1026	62	109 N 34TH STREET
ALLEN BENJAMIN	7177 ROSEMONT AVE	PENNSAUKEN NJ	1026	63	143 N 34TH STREET
GARCIA MERCEDES	145 N 34TH STREET	CAMDEN NJ	1026	64	145 N 34TH STREET
CAMDEN CITY	PO BOX 95120	CAMDEN NJ	1026	65	3450 MERRIEL AVE
MINER JOVANNY	PO BOX 836	BROOKLYN NY	1027	1	3450 MERRIEL AVE
MORAN MARIA	142 N 34TH STREET	CAMDEN NJ	1027	2	142 N 34TH STREET
CAMDEN REDEVELOPMENT	320 MARKET STREET	CAMDEN NJ	1027	3	142 N 34TH STREET
E CAMDEN BLDG CO	900 HADDON AVE	COLLINGSWOOD NJ	1027	4	120 N 34TH STREET
ALICEA ROSA	122 N 34TH STREET	CAMDEN NJ	1027	5	122 N 34TH STREET
LEE MARY	120 N 34TH STREET	CAMDEN NJ	1027	6	120 N 34TH STREET
REAL PORTFOLIO LLC	900 HADDON AVE	COLLINGSWOOD NJ	1027	7	120 N 34TH STREET
HARRIS NEMO	112 N 34TH STREET	CAMDEN NJ	1027	8	112 N 34TH STREET
CREATIVE REALTY LLC	4 PERRYVILLE CT	SICKLERVILLE NJ	1027	9	112 N 34TH STREET
NGUYEN DENNY	2162 37TH STREET	PENNSAUKEN NJ	1027	10	109 N 34TH STREET
IRTEGA IRIS	147 N 35TH STREET	CAMDEN NJ	1027	11	147 N 35TH STREET
SANTOS JOSE	139 N 35TH STREET	CAMDEN NJ	1027	12	147 N 35TH STREET
SANTOS JOSE	139 N 35TH STREET	CAMDEN NJ	1027	13	147 N 35TH STREET
VALDEZ FRANVERLUIS	53 N LECATO AVE	AUDUBON NJ	1027	14	139 N 35TH STREET
JOYNER SALINE	1825 44TH STREET	PENNSAUKEN NJ	1027	15	139 N 35TH STREET
REAL PORTFOLIO LLC	900 HADDON AVE	COLLINGSWOOD NJ	1027	16	139 N 35TH STREET
CHADUR KHUONG	1 KNOLLWOOD DR	CHERRY HILL NJ	1027	17	139 N 35TH STREET
CAMDEN CITY	PO BOX 95120	CAMDEN NJ	1027	18	127 N 35TH STREET
VAZQUEZ LUIS	119 N 35TH STREET	CAMDEN NJ	1027	19	220 N ROSSDALE ST
DURAN C DISLA	50 LIBERTY STREET	CAMDEN NJ	1027	20	119 N 35TH STREET
ABRAHAM BRUCE	75 YANCE AVE	SICKLERVILLE NJ	1027	21	117 N 35TH STREET
GONZALEZ ZORAITA	114 N 34TH STREET	CAMDEN NJ	1027	22	110 N 35TH STREET
HARRIS STOVALL	118 N 34TH STREET	CAMDEN NJ	1027	23	110 N 35TH STREET
CATCHINGS LORI	1147 PRINCESS AVE	CAMDEN NJ	1027	24	110 N 35TH STREET
SANTOS CINDY	140 N 34TH STREET	CAMDEN NJ	1027	25	110 N 35TH STREET
NAME	STREET	CITY & STATE	BLK	LOT	PROPERTY LOCATION
JAPA HIBSDOTT	2616 RIVER AVE	CAMDEN NJ	1027	26	3402 MERRIEL AVE
RODRIGUEZ DEJURAN	3404 MERRIEL AVE	CAMDEN NJ	1027	27	3404 MERRIEL AVE
HAZAREKH BASHEM	PO BOX 245	PENNSAUKEN NJ	1027	28	3406 MERRIEL AVE
VALDEZ FRANVERLUIS	53 N LECATO AVE	AUDUBON NJ	1027	29	139 N 35TH STREET
LIS N 35TH ST LLC	125 COUNTY LINE RD	JACKSON NJ	1027	30	119 N 35TH STREET
PHAM THANH	1 KNOLLWOOD DR	CHERRY HILL NJ	1028	26	144 N 35TH STREET
PERALTA BENJAMIN	148 N 35TH STREET	CAMDEN NJ	1028	27	144 N 35TH STREET
BROOK CORNS	140 N 35TH STREET	CAMDEN NJ	1028	28	144 N 35TH STREET
JONES ROBERTA	146 N 35TH STREET	CAMDEN NJ	1028	29	146 N 35TH STREET
ALVAREZ ELIZABETH	142 N 35TH STREET	CAMDEN NJ	1028	30	142 N 35TH STREET
PRAT TULISHA	124 N 35TH STREET	CAMDEN NJ	1028	31	124 N 35TH STREET
DAVIS SANDRA	130 N 35TH STREET	CAMDEN NJ	1028	32	124 N 35TH STREET
DAVIS SANDRA	130 N 35TH STREET	CAMDEN NJ	1028	33	124 N 35TH STREET
CERDA ANDRE	120 N 35TH STREET	CAMDEN NJ	1028	34	120 N 35TH STREET
CERDA ANDRE	120 N 35TH STREET	CAMDEN NJ	1028	35	120 N 35TH STREET

PROPOSED CONDITIONS  
PROPOSED LOT 5.01, BLOCK 1027

	REQUIRED	PROP. LOT 5.01 BLOCK 1027	VARIANCE
MIN. LOT WIDTH (FEET)	20.00'	30.30'	C
MIN. LOT DEPTH (FEET)	100.00'	90.00'	V/G
MAX. BLDG. HEIGHT (FEET)	35.00'	32.00'	C
MIN. FRONT YARD (FEET)	10.00'	34.73'	C
MIN. SIDE YARD (FEET)	5.00'	5.10'	V/G
MIN. REAR YARD (FEET)	20.00'	27.77'	C
MAX. BLDG. COVER	40%	25%	C
MAX. LOT COVER	60%	42%	C

C: CONFORMING  
N/C: NON-CONFORMING  
EN/C: EXISTING NON-CONFORMING  
N/A: NON-APPLICABLE  
V/G: VARIANCE GRANTED

PROPERTY OWNERS

NAME	STREET	CITY & STATE	BLK	LOT	PROPERTY LOCATION
WILLIAMSON K	148 N 34TH STREET	PENNSAUKEN NJ	1026	10	148 N 34TH STREET
MACINER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	11	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	12	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	13	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	14	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	15	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	16	148 N 34TH STREET
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MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	45	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	46	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	47	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	48	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	49	148 N 34TH STREET
MARKER JAVIER	148 N 34TH STREET	PENNSAUKEN NJ	1026	50	148 N 34TH STREET

CAMDEN COUNTY MILA  
1645 FERRY AVENUE  
CAMDEN NJ 08104  
PUBLIC SERVICE ELECTRIC & GAS  
PO BOX 790  
CAMDEN NJ 08106-0790  
VERIZON  
540 BROAD STREET  
NEWARK NJ 07101

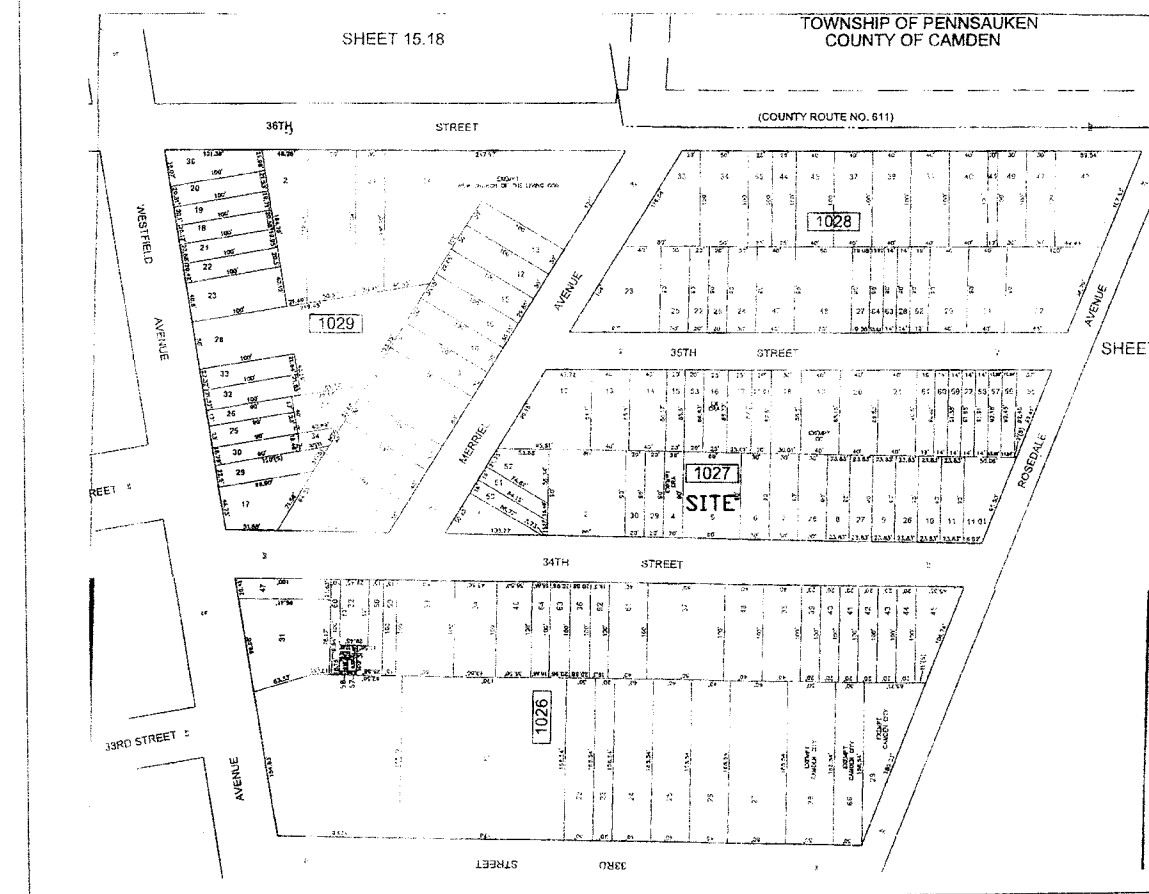
AMERICAN WATER  
PO BOX 52747  
PHOENIX AZ 08072

NEW JERSEY AMERICAN WATER  
PO BOX 578  
ALTON NJ 08002  
COMCAST CABLEVISION  
1250 HADDONFIELD BERLIN ROAD  
CHERRY HILL NJ 08034-0404

GRAPHIC SCALE



( IN FEET )  
1 inch = 15 ft.



TAX MAP (1" = 200')

APPROVALS AND CERTIFICATIONS

OWNERS CERTIFICATION  
I HEREBY CERTIFY THAT THE LANDS SUBDIVIDED BY  
THIS PLAN ARE OWNED BY TITLE OF RECORD AND THAT  
CONSENT TO THE PREPARATION OF SAID PLAN IS GIVEN

DATE \_\_\_\_\_ OWNER LOT 5, BLOCK 1027  
DATE \_\_\_\_\_ OWNER LOT 5, BLOCK 1027

SURVEYORS CERTIFICATION  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THAT THIS MAP AND LAND SURVEY DATED 06-27-2025  
MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH  
OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE  
STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION,  
AND COMPLES WITH THE PROVISIONS OF 'MAP FILING LAW'  
AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE  
BEEN FOUND OR SET.

DATE 06-27-2025  
PHILIP J. SCHAEFFER, P.L.S.  
NEW JERSEY LICENSE #34498

PLANNING BOARD ENGINEER  
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY  
KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS  
OF 'THE MAP FILING LAW' RESOLUTION OF APPROVAL AND THE  
MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

DATE \_\_\_\_\_ CITY ENGINEER

CITY CLERK  
THIS MAP HAS BEEN REVIEWED AS PERSCRIBED BY R.S. 40 27-  
6.2 AND HAS BEEN APPROVED AS REQUIRED BY R.S. 40 27-6.3 ON  
\_\_\_\_\_ FOR THE CAMDEN COUNTY PLANNING BOARD.

DATE \_\_\_\_\_ CITY CLERK

PLANNING BOARD  
I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF  
THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON \_\_\_\_\_  
AND SHALL BE FILED ON OF BEFORE \_\_\_\_\_ I HEREBY FURTHER  
CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE \_\_\_\_\_ PLANNING BOARD SECRETARY

DATE \_\_\_\_\_ PLANNING BOARD CHAIRMAN

DATE \_\_\_\_\_ ZONING OFFICER/ADMINISTRATIVE OFFICER

COUNTY PLANNING BOARD DIRECTOR  
THIS MAP IS CERTIFIED TO THE CAMDEN COUNTY CLERK AS CONFORMING  
TO THE PROVISIONS OF 'THE MAP FILING LAW' FOR THE CAMDEN COUNTY  
PLANNING BOARD.

DATE \_\_\_\_\_ PLANNING DIRECTOR

1 06-27-2025 PLOTTED VARIANCES GRANTED. (SIDE SETBACKS)

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
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PROPOSED MINOR SUBDIVISION  
NORTHEASTERLY LINE OF NORTH 34TH. STREET  
LOT: 5 BLOCK: 1027 PLATE: 15.17  
SITUATE:  
CITY OF CAMDEN  
COUNTY OF CAMDEN, NEW JERSEY

DATE: 06-27-2025 DRAWN BY: JS SHEET No. 1 OF 1  
SCALE: 1"=15' CHECKED BY: PJS PROJECT No. 25-201

JTS ENGINEERS AND LAND SURVEYORS, INC.  
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2026  
19 STRATFORD AVENUE STRATFORD, N.J. 08084  
(856) 783-0055  
JTSPLS@VERIZON.NET

OWNER/APPLICANT

JONATHAN GABAY  
1321 HEARTWOOD DRIVE  
CHERRY HILL NJ 08003  
EAST CAMDEN BUILDING COMPANY LLC  
110 SOUTH 8TH. STREET  
PHILADELPHIA, PA. 19107  
856 535 4626

PHILIP J. SCHAEFFER

PROFESSIONAL LAND SURVEYOR  
N. J. LIC. 34498

DATE 06-27-2025

**CAMDEN CITY PLANNING BOARD**  
**NOTICE OF HEARING**

**MINOR SUBDIVISION**

**PLEASE TAKE NOTICE:**

**EAST CAMDEN BUILDING CO.** has filed an application for development with the City of Camden Planning Board for a MINOR SUBDIVISION


**TO: Subdivide side-by-side twin duplex into two single family semi-detached dwelling units.**

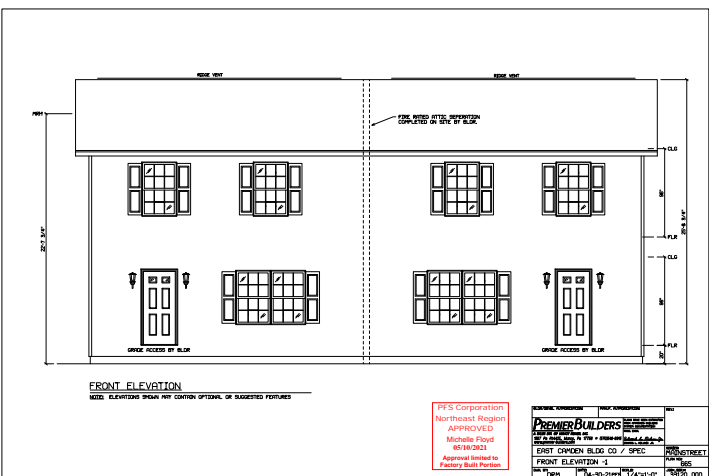
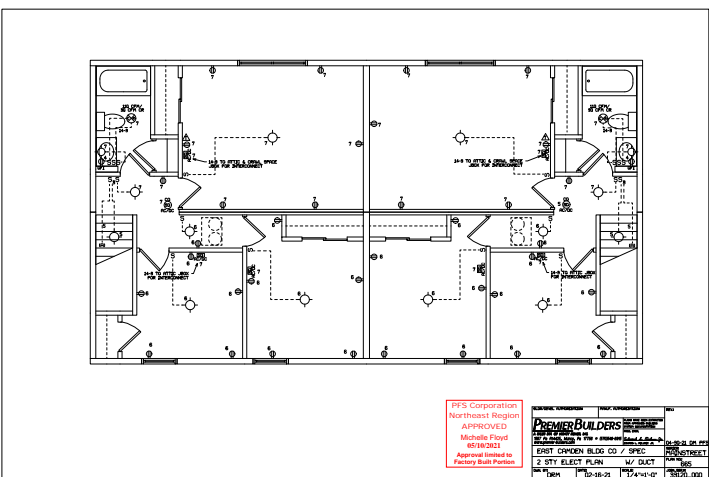
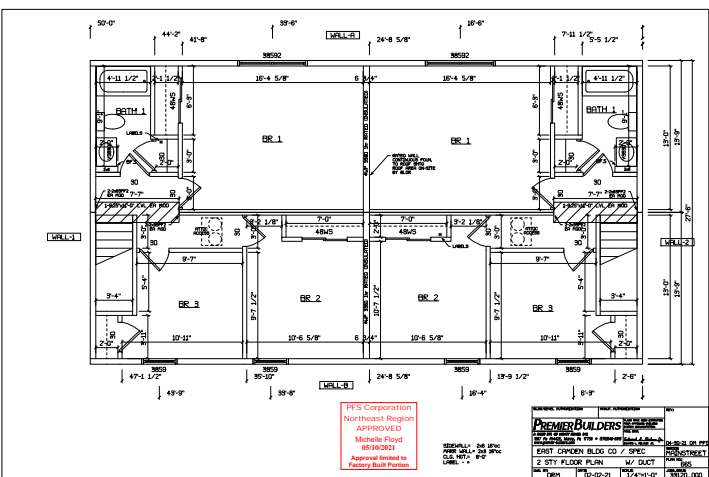
**AT: 126-128 N. 34th Street, Camden, NJ 08105**

and designated as BLOCK NO. 1027, LOT NO. 5 on the City Tax Map, and the NOTICE is sent to you as an owner of property in the immediate vicinity. A public hearing has been set for December 11th, 2025 at 6 PM in the City Council Chambers 2nd Floor, City Hall, Camden, New Jersey. And when the case is called, you may appear either in person, or by agent or attorney, and present any objections or support which you may have, to the granting of the MINOR SUBDIVISION approval.

Copies of the Applicant's application, maps and papers are on file with the Administrative Officer of the Planning Board in the Planning Office at City Hall, 520 Market Street, Room 224, Camden, New Jersey. Interested parties should contact the Planning Office at [AnMiller@ci.camden.nj.us](mailto:AnMiller@ci.camden.nj.us) or [EdWillia@ci.camden.nj.us](mailto:EdWillia@ci.camden.nj.us) to make arrangements to view the application documents.

*Any interested party may appear at said hearing via TEAMS and participate therein in accordance with the rules of the Planning Board. Please take further notice that the Planning Board may, at its discretion, adjourn, postpone, or continue said review from time to time and you are hereby notified that you should make a diligent inquiry of the Planning Office concerning such adjournments, postponements or continuations.*

  
\_\_\_\_\_  
East Camden Building Co.







VICTOR CARSTARPHEN  
MAYOR

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

DR. EDWARD C. WILLIAMS, PP, AICP, CSI  
Division of Planning & Zoning  
TEL: (856) 757-7214

March 18, 2022

EAST CAMDEN BUILDING, CO.  
1321 HEARTWOOD DR  
CHERRY HILL, NEW JERSEY 08003

**ZONING PERMIT DENIAL**

RE: 126-128 N. 34<sup>TH</sup> STREET CAMDEN, NJ  
APPLICATION DATE: 3/14/2022

BLOCK: 1027 LOT: 5  
ZONE DISTRICT: R-2

DEAR SIR/MADAM:

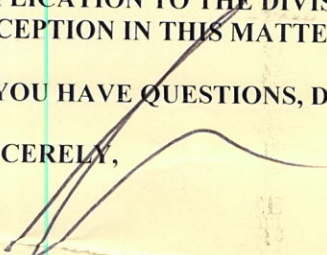
YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: DUPLEX - SUBDIVIDE INTO (2) SINGLE FAMILY DWELLINGS HAS BEEN DENIED FOR THE FOLLOWING:

1. SUBDIVISION PLAN APPROVAL IS NEEDED FROM THE PLANNING BOARD.

YOU MAY APPEAL THIS DECISION WITHIN 20 DAYS OF THIS DENIAL, BY MAKING THE NECESSARY APPLICATION TO THE DIVISION OF PLANNING, CITY HALL – ROOM 224, FOR A VARIANCE OR A SPECIAL EXCEPTION IN THIS MATTER. ENCLOSED FOR YOUR CONVENIENCE IS SAID APPEAL FORM.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,

  
DR. EDWARD C. WILLIAMS, PP., AICP, CSI  
DIRECTOR/ZONING OFFICER

ENCLOSURE

Cc: Building Bureau

SUBMISSION OF SITE PLANS, SUBDIVISIONS AND SIGN VARIANCES BEFORE THE SUBMISSION DEADLINE DOES NOT GUARANTEE PLACEMENT ON ANY PLANNING BOARD MEETING AGENDA. A PREAPPLICATION MEETING WITH THE ZONING OFFICER IS STRONGLY RECOMMENDED.

CAMDEN CITY PLANNING BOARD

LAND SUBDIVISION APPLICATION  
(file seven copies and seven maps)

1. Applicant's Name: East Camden Building Co. Tel.# (856) 535-4626  
Address: 1321 Heartwood Dr. Cherry Hill, NJ 08003
2. Owner or Contract Owner: \_\_\_\_\_  
Address: \_\_\_\_\_
3. Name of Person to whom correspondence should be forwarded: Jonathan Gabay  
Address: 1321 Heartwood Dr. Cherry Hill, NJ 08003
4. Location of Subdivision: 126-128 N. 34<sup>th</sup> St. Camden, NJ 08105  
Tax Map Block Number (s): 1027 Lot Number(s): 5
5. Area of entire tract (acres): 0.124 acres (60'x90')
6. Zoning (circle appropriate): R-1-A R-1 R-2 C-1 C-2 C-3 I-1 I-2 C-W C-4  
C-R M-R I-R C-C H-M
7. Variance Requested? (check one) YES \_\_\_\_\_ NO ✓ If yes, list sections of the zoning ordinance:  
\_\_\_\_\_

8. Development Plans (check one): Sell only \_\_\_\_\_ To develop ✓

Please describe proposed development plans briefly: Newly Built Twin Sale-By-Sale Duplex wish to split per plans into 2 Single Family Dwellings to Promote Home ownership

9. Attach a copy any deed restrictions or covenants that apply or are contemplated. Detail any state or municipal restrictions that may apply: \_\_\_\_\_

N/A

10. Name of person completing applicant: Jonathan Gabay

Address: 1321 Heartwood Dr. Chesham, NJ 08043 Tel. #: (856) 535-4626



\_\_\_\_\_  
(Signature of Applicant)

CITY OF CAMDEN

DEPARTMENT OF ADMINISTRATION

DIVISION OF PLANNING



MINOR SUBDIVISION APPLICATION AND  
SUBMISSION ITEMS PACKAGE

Any questions please contact:

Angela Miller, Planning Board Secretary

(609) 757-7214

856



# SUBDIVISION CHECKLIST

Check if  
Completed

For Office  
Use Only

- |   |    |  |       |   |
|---|----|--|-------|---|
| ✓ | 1. | Subdivision application and <sup>ten</sup> <del>eight</del> copies of plan | _____ | 1 |
| ( | 2. | Proof of ownership (ie. Deed, Tax Bill and/or Lease)                       | _____ | 1 |
| ( | 3. | Proof of current tax payment (ie. Certification of Taxes Paid)             | _____ |   |
| X | 4. | Variance application (if applicable)                                       | _____ |   |
| ✓ | 5. | Signed escrow fee agreement  | _____ |   |

*Items 6 through 27 pertain to plot plans*

- |       |     |   |       |  |
|-------|-----|---|-------|--|
| _____ | 6.  | Name and address of owner and applicant   | _____ |  |
| _____ | 7.  | Name, signature, license#, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable)   | _____ |  |
| _____ | 8.  | Title block denoting type of application, tax map sheet, county municipality, block and lot and street address  | _____ |  |
| _____ | 9.  | Key map not less than 1" - 1000" showing location of tract to surrounding streets, municipal boundaries, etc. within 500'   | _____ |  |
| _____ | 10. | Schedule of required and proposed zone(s) requirements for lot area, frontage, setbacks, impervious coverage, parking etc.  | _____ |  |
| _____ | 11. | North arrow to top of sheet, scale and graphic scale  | _____ |  |
| _____ | 12. | Signature block for board chair, secretary and engineer   | _____ |  |
| _____ | 13. | Certification block as required by map filing law   | _____ |  |
| _____ | 14. | Date of Property Survey   | _____ |  |
| _____ | 15. | One of four standard sheet sizes required by map filing law   | _____ |  |
| _____ | 16. | Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radius, arcs, chords and central angles for all center-lines and rights-of-way and centerline curves on streets. | _____ |  |

- |       |     |  |       |
|-------|-----|--|-------|
| _____ | 17. | Acreage of tract to nearest tenth  | _____ |
| _____ | 18. | Date of original and all revisions   | _____ |
| _____ | 19. | Size and location of existing or proposed structures and their dimensioned setbacks  | _____ |
| _____ | 20. | Location and dimensions of any existing or proposed streets  | _____ |
| _____ | 21. | All proposed lot lines and area of lots in square feet   | _____ |
| _____ | 22. | Copy of and plan delineation of any existing or proposed deed restriction  | _____ |
| _____ | 23. | Any existing or proposed easement or land reserved or dedicated for public use   | _____ |
| _____ | 24. | Property Owners and lot lines within 200' and in correct reference to subject parcel   | _____ |
| _____ | 25. | Existing streets, other rights-of-way or easements; water courses, wetlands, soils, flood plains, or other environmentally sensitive areas within 200' of tract. | _____ |
| _____ | 26. | Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features  | _____ |
| _____ | 27. | New block and lot numbers confirmed by tax assessor  | _____ |

CITY OF CAMDEN  
SCHEDULE OF  
PLANNING AND ZONING BOARD FEES  
(revised/effective 12/14/2010)

I. ZONING PERMIT

A. Zoning Permit Application .....see attached application

II. PLANNING BOARD FEES

A. PRE-APPLICATION MEETING FEE .....\$500.00

B. SUBDIVISION

1. Minor Subdivision (2 Lots or Less refer to section 577-18)

Application Fee: .....\$177.32

Engineer Review (Escrow Account)..\$528.24

2. Major Subdivision (Preliminary Plot)

Application Fee:.....\$528.24

Engineer Review (Escrow Acct.)..\$851.88 + 170.50 per lot created\*

3. Major Subdivision (Final)

Application Fee:.....\$339.76

Engineer Review (Escrow Acct...) \$851.88 + 170.50 per lot created\*

C. SITE PLAN

1. Preliminary Application (Review).....\$482.36 for .50 acre or less  
\$803.40 for .50 acre or more

2. Engineering Review (Escrow Account)....\$1,204.41 for .50 acre or less  
(Preliminary) \$2,408.82 for .50 acre or more

3. Final Application.....\$334.18

4. Engineer Review (Escrow Account)..... \$ 803.40 for .50 acre or less  
(Final\*) \$1,204.41 for .50 acre or more

(Amended Final Application Fee & Final Engineering Escrow Fee)

D. SIGN PERMIT

1. Sign Permit Application.....(see Zoning Permit Application)

E. PROPERTY LISTING FEES.....\$18.60 OR \$1.24 PER NAME WHICHEVER  
IS GREATER

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

CITY OF CAMDEN PLANNING BOARD

ESCROW DEPOSIT AGREEMENT  
BETWEEN  
THE CITY OF CAMDEN AND

DEPOSITOR East Camden Building Company  
Address 1321 Hestwood Dr. Cherry Hill, NJ 08003  
City and State \_\_\_\_\_  
Telephone No. 856-535-4626  
Check No. 1021

Depositor herewith deposits the sum of \$528.24  
dollars (\$ ) with the City of Camden in accordance with and subject to the provision of City  
of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees  
to the following:

1. Depositor's payment of said deposit is made in connection with an application for:  
Minor Subdivision of 126-128 N. 34th Street Camden, NJ 08105  
Lot 5 / Block 1027 to split 60' x 90' lot into 2 identical  
45' wide x 60' Deep lots for single family dwelling  
at (provide address with lot and block #): \_\_\_\_\_  
126-128 N. 34th Street - Block 1027, Lot 5
2. The Treasurer of the City of Camden shall be authorized to disburse to the City  
Engineer from the funds deposited, those fees as required to be paid for the technical  
and professional review by the Zoning Board of Adjustment and/or Planning Board  
pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed prior to the issuance of a certificate of occupancy,  
construction permit or approval of any application as required by Ordinance MC-2304.





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

VICTOR CARSTARPHEN  
MAYOR

DR. EDWARD C. WILLIAMS, PP, AICP, CSI  
Division of Planning & Zoning  
TEL: (856) 757-7214

June 8, 2021

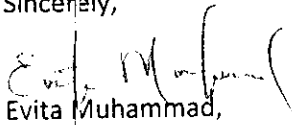
Charles Izzo, Esq.  
C/o East Camden Building Co.  
116 North 2<sup>nd</sup> Street  
Camden, New Jersey 08102

Re: Granting Bulk Variance Approval for: 126-128 II 34<sup>TH</sup> Street

Dear Sir/Madam:

Attached please find a copy of the Resolution adopted by the Zoning Board at its meeting of June 7, 2021 memorializing the granting of Bulk Variance Approval associated with the proposed modular duplex located at 126-128 North 34<sup>th</sup> Street.

Sincerely,



Evita Muhammad,  
Secretary

**RESOLUTION OF THE CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT**  
**APPLICANT: EAST CAMDEN BUILDING CO.**  
**ES N. 34<sup>TH</sup> 251 N. ROSEDALE AVENUE**  
**BLOCK 1027, LOT 5**  
**CITY OF CAMDEN, NEW JERSEY**  
**Bulk Variance Approvals**  
**DATE OF ACTION: APRIL 5, 2021**

**WHEREAS**, the Applicant, East Camden Building Co. (the "Applicant"), has filed an application for bulk variance approvals associated with the proposed use of the property located at ES N. 34<sup>th</sup> 251 N. Rosedale Avenue, Camden, New Jersey (the "Property") as a modular duplex; and

**WHEREAS**, the Applicant is requesting bulk variance approvals for lot depth; side yard setbacks; and minimum aggregate side yard setback requirements, as more fully described below; and

**WHEREAS**, the Property is located in the R-2 zoning district wherein a residential duplex is a permitted use; and

**WHEREAS**, the application was heard by the City of Camden Zoning Board of Adjustment on April 5, 2021; and

**WHEREAS**, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

**WHEREAS**, in support of the application, the Applicant has submitted the following:

1. Zoning Permit Application dated January 13, 2021;
2. Zoning Permit Denial Letter dated February 8, 2021;
3. Appeal for Zoning dated February 15, 2021; and
4. Presentation Package containing 14 sheets.

**WHEREAS**, the Zoning Board made its decision in this matter based on the documentation and exhibits set forth above and the testimony of the Applicant's representatives made at the time of the hearing.

**WHEREAS**, based upon the above, the Board finds as follows:

1. The Applicant was represented by Charles Izzo, Esquire who appeared and presented the Application for bulk variance approvals associated with the proposed modular duplex. In support of the Application, counsel presented the testimony of Jonathan Gabay and Thomas Bingham, as well as the exhibits identified above.

2. Mr. Bingham testified that the Applicant is proposing to construct a side-by-side twin duplex. The building will be a modular construction wherein the main structure is constructed off-site and then delivered to the Property. Mr. Bingham further testified that the lot is ninety feet (90') deep and sixty feet (60') wide. The Property has homes on either side, one of which was previously constructed by Habitat For Humanity. Mr. Bingham indicated that the Applicant requires bulk variances as the lot depth is deficient and because the Applicant requires side-yard set back and aggregate setback variances to fit the building on the lot. Mr. Bingham testified that the lot depth of ninety feet (90') is a pre-existing condition and consistent with the neighborhood. Mr. Bingham testified that the Applicant proposes side yards of five feet (5') where ten feet (10') is required and an aggregate side yard of ten feet (10') where twenty-five feet (25') is required. Mr. Bingham testified that while the side yards will be deficient pursuant to the Ordinance, they will be consistent with the neighborhood. Mr. Bingham testified that the Applicant was attempting to mimic the current look of the other homes on the block. Mr. Bingham presented photographs to demonstrate this point. Mr. Bingham contended that the proposed construction will otherwise comply with the Zoning Ordinance, including the off-street parking requirements, and that it will be compliant with the neighborhood plans.

3. Mr. Gabay testified that the building will be constructed in four (4) pieces and delivered to the Property, where it will be assembled. Mr. Gabay testified that the duplex will be consistent with the homes constructed by Habitat For Humanity on that same block. Mr. Gabay indicated that while the setbacks are proposed to be five feet (5'), that distance is to the property line. As such, the distance between the homes will actually be a lot wider.

4. The application was opened to the public and no public comment was received.

5. The Zoning Board agreed and accepted the testimony of the Applicant's representatives that the Property is subject to pre-existing non-conforming lot depth, which impedes the ability to use the Property as a permitted conforming use, i.e., a duplex, without bulk variances. In addition, it was recognized that the proposed side yard setbacks would be consistent with the neighborhood and maintain the current uniformity; thereby, advancing zoning alternatives through deviation from the Zoning Ordinance. The Board further found that there is no negative impact on the community resulting from the deficient lot size or setbacks, as the proposed construction is simply replacing the structure that was previously there and, in a manner, consistent with the existing neighborhood. From the evidence presented, it is clear that the lot dimensions are consistent with the neighboring properties and cannot be altered and that the proposed construction will conform to the size and character of the other homes on that street. The Property is subject to a pre-existing hardship based upon the pre-existing lot sizes and proximity to other lots. As such, the proposal of the Applicant will serve the public good and the intent of the zone plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Camden Zoning Board of Adjustment that the application for bulk variance approvals for lot depth, side yard setbacks, and aggregate side yard setback requirements, is herewith GRANTED by a vote of five (5) in favor and one (1) abstention for the reasons set forth on the record and in this Resolution, subject to the following terms and conditions:

1. All agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.

2. All the initial findings of fact, conclusions and conditions as set forth in the "WHEREAS" recital paragraphs of this Resolution and in paragraphs 1 through 5 as set forth above are hereby incorporated by reference herein as further findings of fact and conditions as applicable.

3. The Applicant will be required to obtain all other governmental permits, licenses and approvals deemed necessary.

4. A copy of this Resolution be forwarded to the Zoning Officer, City Planning and Zoning Officer, Fire Marshall, License and Inspections, Planning Board and all other interested parties.

5. Pursuant to N.J.S.A. 52:27BBB-6, a true copy of this Resolution shall be forwarded to the Mayor who shall have ten (10) days from receipt thereof to veto this Resolution. Notices of veto shall be filed in the Office of the Municipal Clerk.

6. The Applicant must submit a certification that all taxes on the property have been paid to date, if applicable.

7. Any and all conditions as made part of this approval, including those noted by reference in any reports of the consultants or as set forth in this Resolution must be satisfied by the Applicant.

I hereby certify that this is a True Copy of the Resolution adopted by the City of Camden Zoning Board of Adjustment on the 7th day of June 2021.

  
EVITA MUHAMMAD, Secretary