

ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JANUARY 5, 2026 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman	AMENDED
Guy Still, Vice Chairman	
Karen Merricks	
Maritza Alston	
Ysabel Nunez	
Alicia Rivera	
Ursula Moss	
Tameeka Mason, Alternate #1	
Evita Muhammad, Secretary	
Kyle F. Eingorn, Attorney for Board	

READING OF SUNSHINE LAW

In conformance with the Sunshine Law of New Jersey, notice of the meeting was posted in the Municipal Clerks Office on **Monday, January 5, 2025.**

PUBLIC HEARING

Appointment of Temporary Chairman
Nomination of Chairman
Election of Chairman
Election of Vice Chairman
Appointment of Secretary
Appointment of Board Attorney – Dembo, Brown & Burns LLP
Appointment of Conflicts Attorney – CGO Law, P.C.

ADOPTION OF MINUTES – DECEMBER 2025

NEW BUSINESS

CHANA KANELSKY – 804 HADDON AVENUE – BLOCK: 365 LOT: 8
PROPOSES A DUPLEX. 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

CHANA KANELSKY – 806 HADDON AVENUE – BLOCK: 365 LOT: 9
PROPOSES A DUPLEX. 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

2624 – 2626 FEDERAL ST CAMDEN, LLC – 2624-2626 FEDERAL STREET - BLOCK: 1168 LOT: 18 & 20
PROPOSES (2) COMMERCIAL SPACES AND (10) APARTMENTS. 1. INCREASE IN THE NUMBER OF APARTMENTS FROM 8-10 – D-2 VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED FOR THE ADDITIONAL PARKING – C-1 BULK VARIANCE IS NEEDED.

MACEDONIA BAPTIST CHURCH – 812 – 814 KAIGHN AVENUE – BLOCK: 406 LOT: 55

PROPOSES A FUNERAL HOME W/ 12 SF AWNING. 1. USE IS NOT PERMITTED - D-1 USE VARIANCE IS NEEDED. 2. INTERPRETATION IS NEEDED BY THE ZBA IF THIS PROPERTY REQUIRES AN AMENDMENT TO THE REDVELOPMENT PLAN. 3. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

FAUSTINO HENRIQUEZ – 444 PFEIFFER STREET – BLOCK: 1245 LOT: 160

PROPOSES A DUPLEX -1. NJS 40:55-D 68 LEGAL NON-COMFORMING USE IS NEEDED.

FAUSTINO HENRIQUEZ – 506 PFEIFFER STREET - BLOCK: 1254 LOT: 30

PROPOSES A DUPLEX 1. NJS 40:55-D 68 LEGAL NON-COMFORMING USE IS NEEDED.

CHARLY DE LA CRUZ – 2823 WESTFIELD AVENUE – BLOCK: 1112 LOT: 27

PROPOSES FOUR RESIDENTIAL UNITS 1. MULTI FAMILY DWELLINGS ARE PROHIBITED – D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – COMMERCIAL TO RESIDENTIAL – SITE PLAN APPROVAL IS NEEDED. 3. OFF-STREET PARKING MAY BE DEMONSTRATED BY APPLICANT OR C-1 BULK VARIANCE IS NEEDED.

ANA SOURCING, LLC – 925 N 8TH STREET – BLOCK: 757 LOT: 64

PROPOSES AWAREHOUSE FOR REPACKING BOXES. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

FIVE STARS CONTRACTORS, LLC – 724 SPRUCE STREET – BLOCK: 371 LOT: 17

PROPOSES A SINFGLE FAMILY DWELLING 1. NJS 40:55-D 68 LEGAL NON-COMFORMING USE IS NEEDED.

ADJOURNMENT