



PARKER McCAY

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054-5054

P: 856.596.8900
F: 856.596.9631
www.parkermccay.com

Kevin D. Sheehan, Esquire
P: 856-985-4020
F: 856-596-9631
ksheehan@parkermccay.com

November 25, 2025

File No. 14351-11

VIA HAND DELIVERY

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

**Re: Preliminary and Final Major Site Plan
Project: McGuire Preservation Urban Renewal, LLC
Tot Lot & Maintenance Garage
Block 1223.05, Lot 5**

Dear Dr. Williams:

This office represents McGuire Preservation Urban Renewal, LLC ("Applicant"), with regard to an application for the construction of a tot lot and a maintenance garage on property identified on the Tax Maps of the City of Camden as Block 1223.05 Lot 5, located at Rand and Sewell Streets within the McGuire Garden apartment complex (the "Property"). The Property is located in the Residential (R-2) Zone.

The Property is currently vacant land with walking paths. The Applicant is proposing to construct a new tot lot/playground and a 980 sf accessory maintenance shed. The maintenance shed will store equipment to maintain the Property and the surrounding McGuire Gardens property.

The Applicant is seeking Preliminary and Final Major Site Plan approval for the project. The Applicant is requesting variances pursuant to N.J.S.A. 40:55D-70.c (i) from 870-189.C to permit the area of the shed to be 980 sf where 750 sf is permitted; and (ii) from 870-189.C to permit accessory structure in the front yard. The Applicant will also seek any and all other variances or waivers the Board or its professionals may deem necessary upon review of the Application.

In that regard, I enclose the following:

1. Original plus twelve (O+12) copies of the Zoning Permit application;

COUNSEL WHEN IT MATTERS.SM

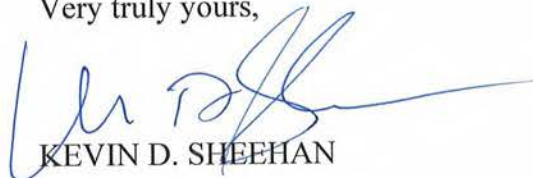


2. Original plus twelve (O+12) copies of the Site Plan Application with completed checklist;
3. Thirteen (13) copies of the Survey and Site Improvement Plan prepared by PS&S;
4. Thirteen (13) copies of the Architectural Plan & Elevation, prepared by Urban Practice;
5. Original plus twelve (O+12) copies of the Completed Assessment Certification for the Property;
6. Original plus twelve (O+12) copies of the Escrow Agreement and executed W-9 form;
7. Thirteen (13) copies of the Disclosure of Owners of the Applicant pursuant to N.J.S.A. 40:55D-48.1;
8. Thirteen (13) copies of the Tax Assessment records showing Proof of Ownership for the Property; and
9. Applicant's checks in the amount
 - a. \$87.30 representing the zoning permit fee;
 - b. \$500.00 representing the pre-application fee;
 - c. \$816.54 representing the preliminary and final major site plan application fee (less than 0.5 acres);
 - d. \$2,007.81 representing the preliminary and final major site plan escrow fee (less than 0.5 acres).

Two (2) copies of all submission materials are being delivered directly to Dena M. Johnson at Remington & Vernick via email and hand delivery. Please review this application and confirm that it can be scheduled for consideration at the January 8, 2026 Zoning Board meeting.

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

Very truly yours,



KEVIN D. SHEEHAN

KDS/rr

Enc.

cc: Dena M. Johnson, Remington & Vernick (w/ 2 copies of all materials filed)

ALL VIA EMAIL ONLY – WITH APPLICATION FORMS

Nicholas Cangelosi, The Michaels Organization

Robert Stout, P.E., PS&S Engineers

Matt Walsh, PS&S Engineers

Katherine Hutchinson, PS&S Engineers

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

INSTRUCTIONS FOR ZONING/SIGN PERMIT APPLICATION

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

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

4. Completed attached Tax Certification (City of Camden Tax Office Room 117 1st floor plus Water/Sewer PNC Bank located Broadway & Market St.)

5. Application fee:

(non-refundable)

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

Money Order or Check payable to the City of Camden

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

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

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

I. GENERAL

Today's Date: October 27, 2025

Applicant: McGuire Preservation Urban Renewal, LLC Telephone: 856-355-1573 (Nick Cangelosi)

Applicant's Address: 2 Cooper Street, Camden, NJ 08102

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

SUBMITTING FOR: ☒ Zoning Permit ☐ Sign Permit

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

Watson St. Management & Development Corp

2021 Watson St., 2nd Floor, Camden, NJ 08105

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

NE Rand & Sewell St Block: 1223.05 Lot: 5

3.

Zone District:	R1	<u>R2</u>	R3	C1	C2	C3	C4	LH	LI2	GH	GI2
(please circle)	US	PR1	OL1	TOD	MW1	MW2	MS	CV2	CC		

4. Historic District: No

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

Vacant land with walking paths.

6. Is the structure presently vacant? N/A If so how long? N/A

7. How many stories/floors does the building have? N/A Is there a basement/cellar? N/A

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

II. ZONING

1. What is being proposed?

New Construction x Addition Fence (ht) Installation

New Business Conversion Other (explain:)

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

Construct new tot lot and 980 sf accessory shed.

3. Are there other activities existing within the same property? No (please describe)

4. Dimensions of Principal Building and/or structure N/A

5. Dimensions of All Accessory Building and/or structure 28' W x 35' L x 10' H

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

No x Yes (please explain)

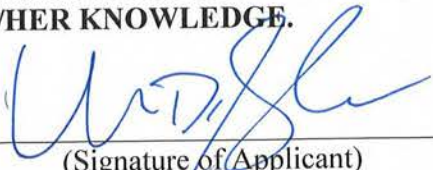
7. To the applicant's knowledge, has there been any prior applications made to the Zoning Board of Adjustment or the Planning Board?

No x Yes (please explain)

=====

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

11/21/25
(Date)


(Signature of Applicant)

Kevin D. Sheehan, Attorney for Applicant

(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

CITY OF CAMDEN
DEPARTMENT OF ADMINISTRATION
DIVISION OF PLANNING



**SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE**

Any questions please contact:
Angela Miller, Planning Board Secretary
757-7214

SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

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SITE PLAN APPLICATION CHECKLIST

CHECK IF
COMPLETED

FOR OFFICE
USE ONLY

<u>X</u>	1. Zoning Application	_____
<u>X</u>	2. Site Plan Applications & Site Plans (12 copies of both)	_____
<u>X</u>	3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease)	_____
<u>X</u>	4. Signed escrow fee agreement	_____

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

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

PRE-APPLICATION CONFERENCE FEE: \$500.00

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

***NOTE:**

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

REVISED

The following checklist pertains to PLOT PLANS:

*CHECK IF
COMPLETED*

*FOR OFFICE
USE ONLY*

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

CONTINUED ON NEXT PAGE...

REVISED

*CHECK IF
COMPLETED*

*FOR OFFICE
USE ONLY*

- | | |
|--|-------|
| <u>X</u> 18. Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features | _____ |
| <u>W</u> 19. Drainage calculations | _____ |
| <u>X</u> 20. Proposed utilities: sanitary sewer, water, storm water management, telephone, cable TV and electric | _____ |
| <u>X</u> 21. Soil erosion and sediment control plan if more than 5000 sq. ft. | _____ |
| <u>X</u> 22. Spot and finished elevations at all property corners, corners of structures, existing or proposed first floor elevations | _____ |
| <u>X</u> 23. Construction details road and paving cross-sections and profiles if no profiles needed | _____ |
| <u>X</u> 24. Lighting plan and details | _____ |
| <u>X</u> 25. Landscape plan and details | _____ |
| <u>X</u> 26. Site identification signs, traffic control signs, and directional signs | _____ |
| <u>X</u> 27. Sight triangles | _____ |
| <u>X</u> 28. Vehicular and pedestrian circulation patterns | _____ |
| <u>X</u> 29. Parking plan indicating spaces, size and type aisle width internal collectors, curb cuts, drives and driveways and all ingress and egress areas with dimensions | _____ |
| <u>W</u> 30. Preliminary architectural plan and elevations | _____ |
| <u>N/A</u> 31. Environmental impact report; parcels 2 acres or larger | _____ |
| <u>X</u> 32. Plan paper size should be 24 by 36 | _____ |

REVISED

CITY OF CAMDEN
SCHEDULE OF
PLANNING AND ZONING BOARD FEES
(revised)

I. ZONING PERMIT

A. Zoning Permit Applicationsee 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)

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT McGuire Preservation Urban Renewal, LLC

ADDRESS 2 Cooper Street, Camden NJ 08102

TELEPHONE# 856-355-1573 FAX# _____

OWNER OF PROPERTY Watson St. Management & Development Corp.
(if other than applicant)

ADDRESS 2021 Watson St., 2nd Floor, Camden, NJ 08105

TELEPHONE# _____

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

Attorney's Name Kevin D. Sheehan, Esq.

Address 2 Cooper Street, PO Box 2096, Camden NJ 08102

Telephone# 856-985-4020 Fax# _____

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

Engineer and/or Architect 's Name PS&S

Address 1415 Route 70 East, Suite 305, Cherry Hill, NJ 08034

Telephone# 856-335-6010 Fax# _____

ADDRESS OF DEVELOPMENT NE Rand & Sewell St

BLOCK NO.(S) 1223.05 LOT NO.(S) 5 ZONE R-2

PRESENT USE(S) Vacant lot with walking paths.

DESCRIBE PROPOSED USE(S):

(attach separate sheet if needed) Tot Lot and Accessory Shed

SQUARE FOOTAGE OF PROPOSED USE 980 sf shed

LOT AREA (Measured in Square
Footage) 19,427 sf

BUILDING AREA OF GROUND FLOOR 980 sf

BUILDING AREA (Total Sq. Ft. - all floors) 980 sf

NO. OF PROPOSED PARKING SPACES 0

NO. OF EXISTING PARKING SPACES 0

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT N/A

DOES THIS APPLICATION CONSTITUTE:
(Please check appropriate box)

- ☒ New Application
☐ Preliminary ☐ Preliminary and Final
☐ Revision or Resubmission of a prior application

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

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSES(S)?
(Please check) YES X NO _____

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

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

NAME

ADDRESS

See attached

DOES THIS APPLICATION INCLUDE:

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

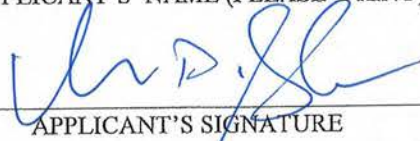
***THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN
COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.***

11/21/25

DATE

McGuire Preservation Urban Renewal, LLC

APPLICANT'S NAME (*PLEASE PRINT*)



APPLICANT'S SIGNATURE

Kevin D. Sheehan, Esq. Applicant for Applicant

IV. ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A	<u>OWNER</u>
Name of OWNER of Property <u>Watson St Mgmt & Development Corp</u>	
Address: <u>2021 Watson Street, 2nd Floor, Camden, NJ 08105</u>	
SEARCH Address: <u>NE Rand & Sewell Streets</u>	
Block: <u>1223.05</u>	Lot: <u>5</u> Account: _____

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

Section C: TAX OFFICE & PNC BANK
An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:
****MORTGAGE LETTERS ON LETTERHEAD WILL BE ACCEPTED FOR SALE/RESALE PROPERTIES ONLY****

Account Type	Qtr.	Due date	Amount Owed	Other
<input checked="" type="checkbox"/> Taxes/W&S/Other	_____	_____	TAX EXEMPT	<u>AM</u> 10-22-25
<input checked="" type="checkbox"/> (Taxes/W&S/Other	_____	_____	NOT BILLING	<u>RC</u> 10/22/25
(Taxes/W&S/Other	_____	_____	_____	_____
(Taxes/W&S/Other	_____	_____	_____	_____

COMMENTS: _____

DATED: _____ PREPARED BY: _____

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR McGuire Preservation Urban Renewal, LLC
 Address Attn: Andrew Davenport, Michaels Org.
2 Cooper Street
Camden, NJ 08102
 Telephone No. 856-355-1573 Check No. _____

Depositor herewith deposits the sum of Two thousand seven dollars and 81/100 dollars (\$2007.81) with the City of Camden in accordance with and subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:


1. Depositor's payment of said deposit is made in connection with an application for:
Site Plan Approval

 at (provide address with block and lot number): Block 1223.05, 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 required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attributable to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

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

DATED: 11/21/25



 Applicant or authorized signature
 Kevin D. Sheehan, Attorney for Applicant

**Request for Taxpayer
Identification Number and Certification**

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

**Give Form to the
requester. Do not
send to the IRS.**

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

McGuire Preservation Urban Renewal LLC

2 Business name/disregarded entity name, if different from above

D.B.A Peter J. McGuire Gardens Preservation

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

P.O. Box 90708

6 City, state, and ZIP code

Camden, NJ 08101

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

____ - ____ - ____

or

Employer identification number

8 1 - 3 0 9 4 6 2 2

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here

Signature of U.S. person ►

[Signature]

(Agent For Owner) Date ►

6/8/21

General Instructions

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

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

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

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

The owner of 10% or more of Applicant – McGuire Preservation Urban Renewal, LLC is:

Riverside Affordable Housing Fund 36, LLC, 2 Cooper Street, Camden, New Jersey
08101.

The owners of 10% or more of Riverside Affordable Housing Fund 36, LLC are:

Michael J. Levitt
236 N. Derby Ave, #1004
Ventnor, NJ 08046

John O'Donnell
2 Cooper Street
Camden, NJ 08102

Joseph Purcell
2 Cooper Street
Camden, NJ 08102

Mark Morgan
2 Cooper Street
Camden, NJ 08102

Property Tax

There are no Property Tax charges.

McGuire Preservation Urban Renewal, LLC
PO BOX 90708
Camden, NJ 08101

PNC Bank
New Jersey 060 08101
55-760/312

70174
Date: 11/21/2025

Pay To
The Order of City of Camden

Eight Hundred Sixteen Dollars and 54 Cents

\$**816.54**

City of Camden
PO Box 95120
Camden, NJ 08101

Paul F. Russell

Security features. Details on back.

⑈070175⑈ ⑆031207607⑆ 8026380618⑈

McGuire Preservation Urban Renewal, LLC
PO BOX 90708
Camden, NJ 08101

PNC Bank
New Jersey 060 08101
55-760/312

70175
Date: 11/21/2025

Pay To
The Order of City of Camden

Five Hundred Dollars

\$**500.00**

City of Camden
PO Box 95120
Camden, NJ 08101

Paul F. Russell

Security features. Details on back.

⑈070175⑈ ⑆031207607⑆ 8026380618⑈

McGuire Preservation Urban Renewal, LLC

PO BOX 90708
Camden, NJ 08101

PNC Bank
New Jersey 060 08101
55-760/312

70173
Date: 11/20/2025

Pay To
The Order Of City of Camden

Two Thousand Seven Dollars and 81 Cents

\$**2,007.81**

City of Camden
PO Box 95120
Camden, NJ 08101

Paul F. Russell

⑈070173⑈ ⑆031207607⑆ ⑆026380618⑈

McGuire Preservation Urban Renewal, LLC

PO BOX 90708
Camden, NJ 08101

PNC Bank
New Jersey 060 08101
55-760/312

70176
Date: 11/21/2025

Pay To
The Order Of City of Camden

Eighty Seven Dollars and 30 Cents

\$**87.30**

City of Camden
PO Box 95120
Camden, NJ 08101

Paul F. Russell

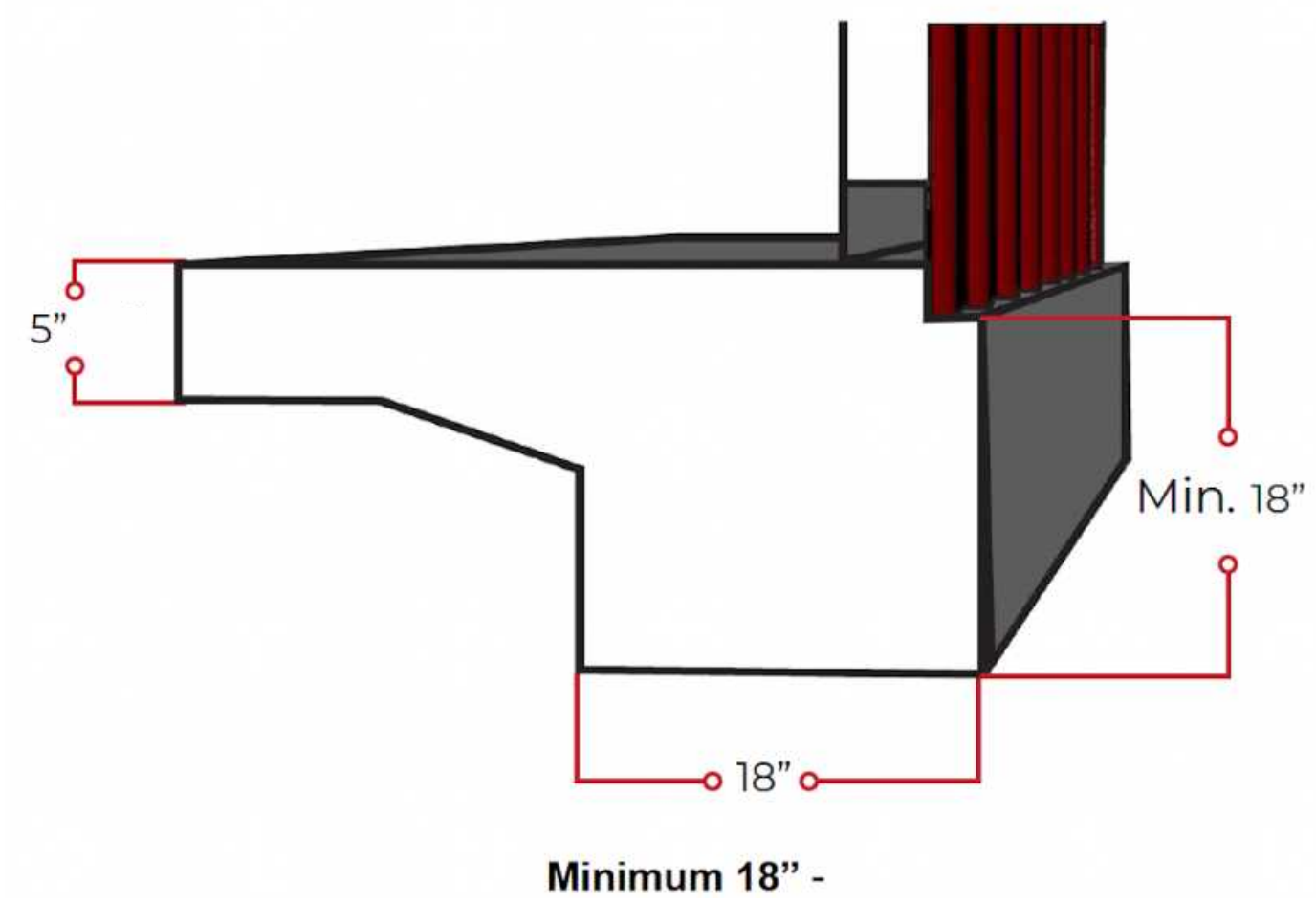
⑈070176⑈ ⑆031207607⑆ ⑆026380618⑈

MCGUIRE GARDENS ACCESSORY SHED AND TOT LOT

SK-1

FOUNDATION DETAIL

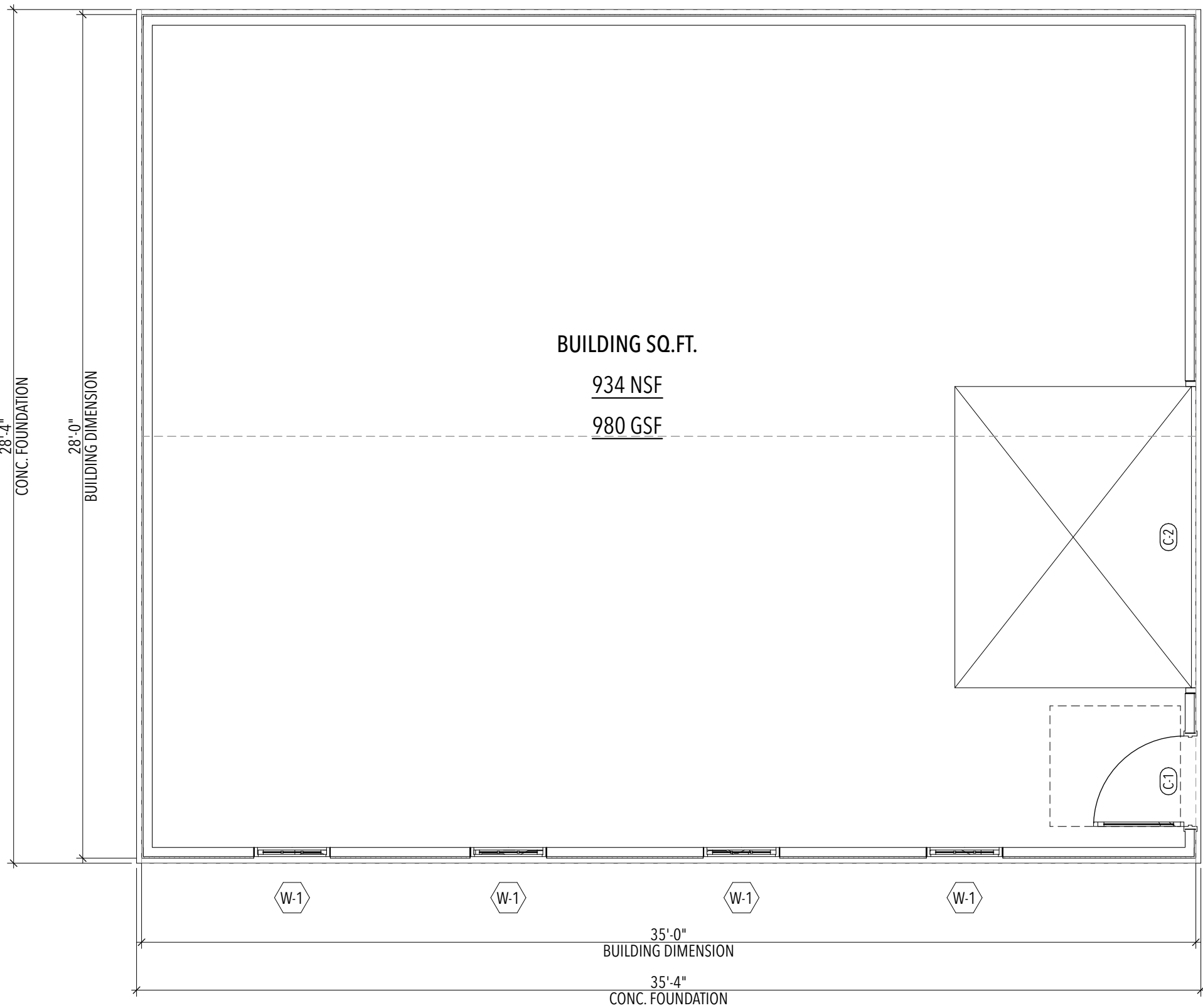
32' - 40' Wide Units - Concrete Dimensions



PROPOSED TOT LOT



PREVIOUS PLAYGROUND/ NEW TOT LOT LOCATION

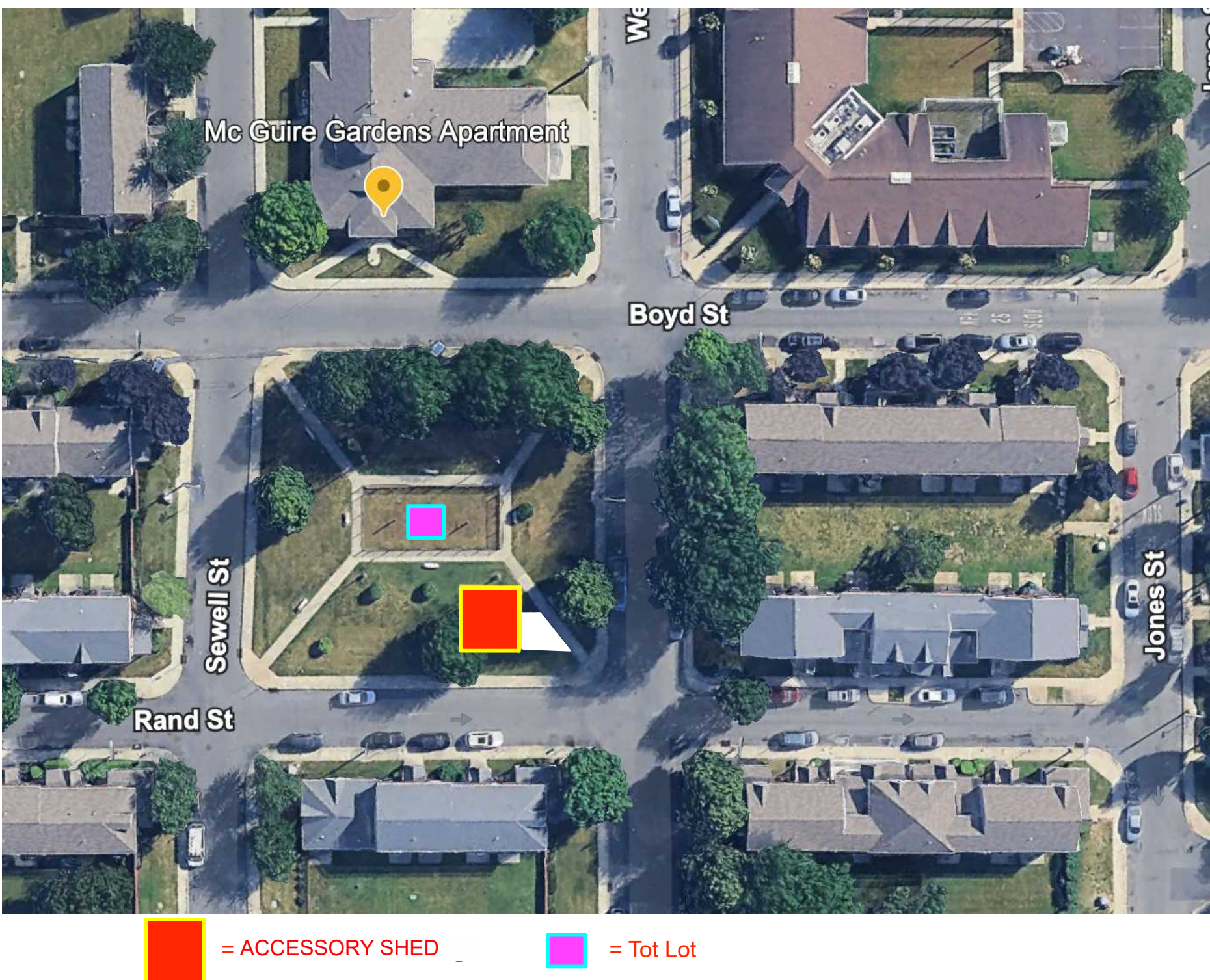


1 ACCESSORY SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"

ACCESSORY SHED FINISHES

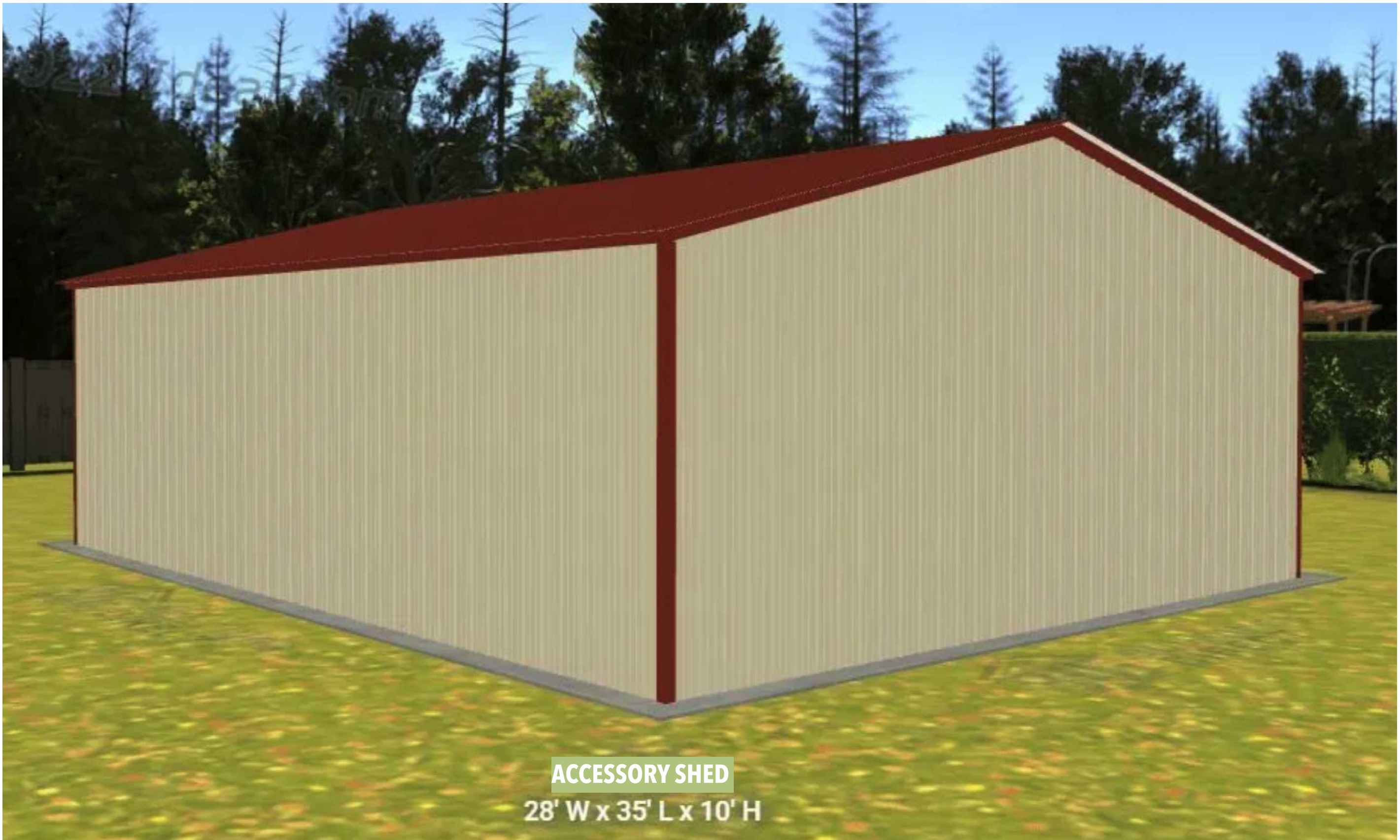


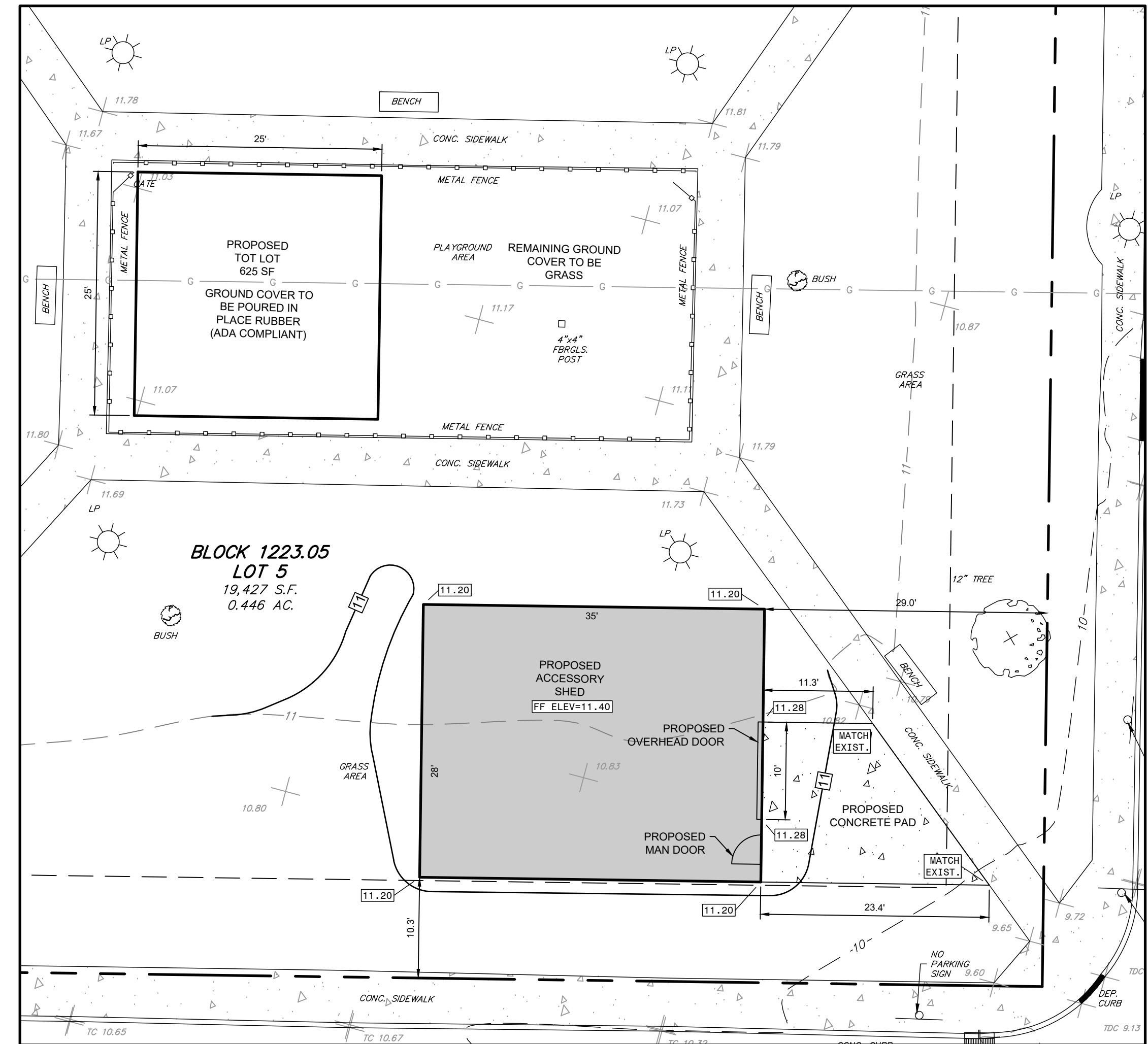
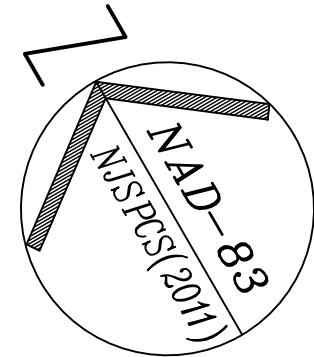
SITE PLAN



MCGUIRE GARDENS ACCESSORY SHED DESIGN ELEVATIONS

SK-2

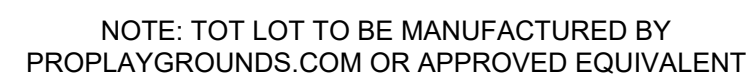




NOTE: SURFACE TO BE RUBBER OR APPROVED EQUIVALENT AND IS TO BE ADA COMPLIANT

- 6" CONCRETE PAD/PAVEMENT DETAIL
NOT TO SCALE

6" CONCRETE PAD/PAVEMENT DETAIL
NOT TO SCALE



N.T.S.

NOTE: TOT LOT TO BE MANUFACTURED BY
PROPLAYGROUNDS.COM OR APPROVED EQUIVALENT

C-01

(IN FEET)

	REQUIRED 3,000 SF	EXISTING 19,427 SF	PROPOSED 19,427 SF
MINIMUM LOT AREA			
MINIMUM LOT WIDTH	30 FT	137.64 FT	137.64 FT
MINIMUM LOT DEPTH	100 FT	137.11 FT	137.11 FT
MINIMUM FRONT YARD	10 FT	N/A	N/A
MINIMUM SIDE YARD (EACH)	10 FT	N/A	N/A
MINIMUM REAR YARD	20 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	40%	0%	5.04%
MAXIMUM IMPERVIOUS COVERAGE	60%	11.62% (2,257.69 SF)	17.96% (3,489.65 SF)
ACCESSORY BUILDINGS			
MINIMUM SIDE YARD	5 FT	N/A	N/A^^
MINIMUM REAR YARD	3 FT	N/A	N/A^^
MAXIMUM HEIGHT	10 FT	N/A	10 FT
MAXIMUM AREA	750 SF	N/A	980 SF^

^^NOTE: ALL YARDS ARE FRONT YARDS. A VARIANCE IS REQUESTED TO ALLOW FOR ACCESSORY BUILDING IN FRONT YARD.