

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF FEBRUARY 2, 2026– 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
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 **Wednesday, January 28, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

NEW BUSINESS

FAUSTINO HENRIQUEZ – 444 PFEIFFER STREET – BLOCK: 1245 LOT: 160
PROPOSES A DUPLEX -1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

FAUSTINO HENRIQUEZ – 506 PFEIFFER STREET - BLOCK: 1254 LOT: 30
PROPOSES A DUPLEX 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

KYOKO JONES – 312 MECHANIC STREET – BLOCK: 278 LOT: 60
PROPOSES A SINGLE-FAMILY DWELLING - 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

MOLD SERVICE, LLC – 526 COOPER STREET – BLOCK: 119 LOT: 8 - THREE FAMILY DWELLING
PROPOSES A THREE-FAMILY DWELLING 1. USE IS NOT PERMITTED – INTERPRETATION OF D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

AIR HOMES, LLC – 2851 TUCKAHOE RD – BLOCK: 657 LOT: 11
PROPOSES CONVERT SFD TO TRIPLEX AND GARAGE INTO A DUPLEX 1. REDEVELOPMENT PLAN MAY BE NEEDED. **FAIRVIEW REDEVELOPMENT PLAN**

AHMED CHEIKH – 640-642 PINE STREET – BLOCK: 295 LOT: 46
PROPOSES A GROCERY STORE WITH (3) SIGNS 120 SF. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SIZE OF SIGN EXCEEDS 12

SF C-1 BULK VARIANCE IS NEEDED. 3. NUMBER OF SIGNS EXCEEDS THE MAX OF (2) SIGNS - C-2 BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING MAY BE NEEDED – C-1 BULK VARIANCE IS NEEDED.

GLOBAL FUTURE ENTERPRISES, LLC – 1826 PERSHING STREET – BLOCK: 1368 LOT: 16

PROPOSES A THREE-FAMILY DWELLING – USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

WILLIAMS FEDERAL STREET, LLC – 2115-2121 FEDERAL STREET – BLOCK: 1146 LOT: 54

PROPOSES A STORAGE WAREHOUSE IN THE REAR OF AN EXISTING RESTAURANT 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. 4. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED.

JERMAINE HATCHER – 508 STATE STREET – BLOCK: 771 LOT: 11

PROPOSES A (5) ROOM - ROOMING HOUSE 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

RICHARD STEWART – 135 N. 28TH STREET – BLOCK: 1094 LOT: 20

ADDITIONAL BEDROOM IN THE ATTIC OF AN EXISTING DUPLEX 1. ADDITIONAL BEDROOM WILL INCREASE PARKING REQUIREMENTS – C-1 BULK VARIANCE ISN NEEDED.

GLASSY BROWN COOKIES – 1250 HADDON AVENUE – BLOCK: 1294 LOT: 11

PROPOSES CONCRETE INSTALLATION IN THE REAR OF BAKERY 1. 100% IMPERVIOUS COVERAGE – C-1 BULK VARIANCE IS NEEDED. 2. APPLICANT MUST INDICATE THE USE/ACTIVITY OF THE REAR OF THE PROPERTY.
PARKSIDE REDEVELOPMENT PLAN

RODERICK WIZZART – 346 JACKSON STREET BLOCK: 462 LOT: 25

PROPOSES A DUPLEX – LOT SIZE WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS - NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

DECEMBER

Granting Use Variance approval and Site Plan Waiver re: **TELCO GROUP, LLC – 2730 MITCHELL STREET – BLOCK:1092 LOT: 25 – INDOOR BATTING CAGE FACILITY**

Granting Use Variance approval and Site Plan Waiver re: **TELCO GROUP, LLC – 2733 SAUNDERS STREET – BLOCK:1092 LOT: 69 – PRIVATE OFFICES**

Granting Use Variance approval re: **TRIPLEX AUTO GROUP - 901-909 N. 3RD STREET – BLOCK: 237 LOT: 70 – AUTO REPAIR, BODY AND SALE**

Granting Non-Conforming Use re: **ALIPAZ, LLC – 361 MARLTON AVENUE – BLOCK: 1256 LOT: 51 - DUPLEX**

Granting Use Variance and Bulk Variance approval re: **MOLD SERVICES, LLC – 309 MT VERNON STREET – BLOCK: 246 LOT: 94 – FOUR APARTMENTS - DUPLEX**

Granting Non-Conforming Use re: **BANO PROPERTIES, LLC – 418 MARLTON AVENUE – BLOCK: 1180 LOT: 59**

Granting Use Variance re: PEDRO RODRIGUEZ – 120 N. 33RD STREET – BLOCK: 1026 LOT: 26 - AUTO REPAIR ON THE SAME LOT AS HOME - SITE PLAN APPROVAL IS NEEDED

JANUARY

Granting Non-Conforming Use re: CHANA KANELSKY – 804 HADDON AVENUE – BLOCK: 365 LOT: 8 - DUPLEX

Granting Non-Conforming Use re: CHANA KANELSKY – 806 HADDON AVENUE – BLOCK: 365 LOT: 9 - DUPLEX

Granting Use Variance and Bulk Variance approval re: 2624 – 2626 FEDERAL ST CAMDEN, LLC – 2624-2626 FEDERAL STREET - BLOCK: 1168 LOT: 18 & 20 - DUPLEX

Granting Use Variance and Bulk Variance approval and Site Plan Waiver re: CHARLY DE LA CRUZ – 2823 WESTFIELD AVENUE – BLOCK: 1112 LOT: 27 – MULTI-FAMILY DWELLING

Granting Use Variance and Bulk Variance approval and Site Plan Waiver re: ANA SOURCING, LLC – 925 N 8TH STREET – BLOCK: 757 LOT: 64 – WAREHOUSE FOR REPACKING PRODUCTS

Granting Non-Conforming Use re: FIVE STARS CONTRACTORS, LLC – 724 SPRUCE STREET – BLOCK: 371 LOT: 17 – SINGLE-FAMILY DWELLING

ADJOURNMENT