

**ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING OF FEBRUARY 18, 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

REVISED

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 **Tuesday, February 10, 2026.**

**PUBLIC HEARING**

**NEW BUSINESS**

**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**

**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. 3<sup>RD</sup> 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**

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

**Granting Use Variance re: PEDRO RODRIGUEZ – 120 N. 33<sup>RD</sup> 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 8<sup>TH</sup> 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**