

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF APRIL 6, 2026– 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

Darnell Hance, Chairman  
Guy Still, Vice Chairman  
Karen Merricks  
Ysabel Nunez  
Alicia Rivera  
Ursula Moss  
Yaniece Spencer  
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, April 1, 2026.**

**PUBLIC HEARING**

**APPROVAL OF MINUTES**

March 2, 2026  
March 18, 2026

**NEW BUSINESS**

**ABRAHAM ITUAH – 822 S. 5<sup>TH</sup> STREET – BLOCK: 303 LOT: 25**

PROPOSES A COMMERCIAL UNIT WITH 2 APARTMENTS ON THE SECOND FLOOR. 1. NJSA 40:55-D 68 NON-CONFORMING USE RELIEF IS NEEDED.

**RONALD JACKSON – 1409-11 MT. EPHRAIM AVENUE – BLOCK: 412 LOT: 3**

PROPOSES 4 APARTMENTS. 1. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED IN THE GATEWAY REDEVELOPMENT PLAN.

**CAMDEN REPERTORY THEATER COMMUNITY DEVELOPMENT GROUP – 918 S. BROADWAY – BLOCK: 308 LOT: 12**

PROPOSES A PERFORMING ARTS & TRAINING FACILITY ALONG WITH CUSTOMER & SCENIC DESIGN SHOP. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

**YEHUDA KANELSKY – 718 S. 4<sup>TH</sup> STREET – BLOCK: 283 LOT: 39**

PROPOSES A DUPLEX. 1. 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.

**1265 MAGNOLIA AVE, LLC - 4014 WESTFIELD AVENUE – BLOCK: 1034 LOT: 37**  
PROPOSES A DUPLEX. 1. LOT SIZE AND WIDTH 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.

**APPLE TREE HOMES, LLC – 1244 CHASE STREET – BLOCK: 1355 LOT: 66**  
PROPOSES A DUPLEX. 1. LOT SIZE AND WIDTH 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.

**MAGIC PROTECTION, LLC – 941 NEWTON AVENUE – BLOCK: 309 LOT: 81**  
PROPOSES A DUPLEX. 1. LOT WIDTH & BUILDING COVERAGE ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**MARIA MORAN – 117 N 34<sup>TH</sup> STREET - BLOCK: 1026 LOT: 39**  
PROPOSES A (1) BEDROOM APARTMENT ON THE FIRST FLOOR AND (4) ROOMING/BOARDING SET UP ON THE SECOND FLOOR WITHOUT A KITCHEN. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 3.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**R MEDINA INVESTMENT PROPERTIES – 412-414 PINE STREET – BLOCK: 285 LOT: 53**  
PROPOSES A CAR DETAIL AND WINDOW TINTING SHOP. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL MAY BE NEEDED.

#### **ADOPTION OF RESOLUTIONS**

**Denying Use Variance and Bulk Variance approval re: AHMED CHEIKH – 640-642 PINE STREET – BLOCK: 295 LOT: 46 – GROCERY STORE W/ SIGNS**

**Denying Use Variance and Bulk Variance approval re: JERMAINE HATCHER – 508 STATE STREET – BLOCK: 771 LOT: 11 – ROOMING HOUSE**

**Granting Non-Conforming use re: FAUSTINO HENRIQUEZ – 506 PFEIFFER STREET - BLOCK: 1254 LOT: 30 – DUPLEX**

**Granting Non-Conforming use re: FAUSTINO HENRIQUEZ – 444 PFEIFFER STREET – BLOCK: 1245 LOT: 160 - DUPLEX**

**Granting Non-Conforming use re: KYOKO JONES – 312 MECHANIC STREET – BLOCK: 278 LOT: 60 – SINGLE FAMILY DWELLING**

**Granting Bulk Variance approval re: MOLD SERVICE, LLC – 318 CLINTON STREET – BLOCK: 161 LOT: 12 – DUPLEX**

**Granting Use Variance approval and Site Plan Waiver re: MOLD SERVICE, LLC – 526 COOPER STREET – BLOCK: 119 LOT: 8 – THREE FAMILY DWELLING**

**Granting Use and Bulk Variance approval re: GLOBAL FUTURE ENTERPRISES, LLC – 1826 PERSHING STREET – BLOCK: 1368 LOT: 16 - TRIPLEX**

**Granting Bulk Variance approval re: RICHARD STEWART – 135 N. 28<sup>TH</sup> STREET – BLOCK: 1094 LOT: 20 – ADDITIONAL BEDROOM IN ATTIC**

**Granting Bulk Variance approval re: RODERICK WIZZART – 346 JACKSON STREET BLOCK: 462 LOT: 25 – DUPLEX**

**CLOSED SESSION TO DISCUSS PENDING LITIGATION**

**ADJOURNMENT**