

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JUNE 1, 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 **Thursday, May 28, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

MAY 2026

NEW BUSINESS

**NAILA GUL, SARFRAZ AHMED & IMRAN KHAN – 425 ATLANTIC AVENUE -
BLOCK: 341 LOT: 90**

PROPOSES A SINGLE-FAMILY DWELLING. 1. NJSA 40:55D - 68 NON-
CONFORMING USE RELIEF IS NEEDED.

ZAN PROPERTIES, LLC – 1068 KAIGHN AVENUE BLOCK: 410 LOT: 1

PROPOSES (4) COMMERCIAL UNITS W/ (4) APARTMENTS ON THE SECOND
FLOOR. 1. NJSA 40:55D - 68 NON-CONFORMING USE RELIEF IS NEEDED.

ROGER D. MADRIGAL – 733 N. 25TH STREET – BLOCK: 873 LOT: 16

PROPOSES AN AUTO REPAIR – 1. NJSA 40:55D - 68 NON-CONFORMING USE
RELIEF IS NEEDED.

**CLOUD 9 LUXE WATERFRONT SKY LOUNGE – 10 DELAWARE AVENUE –
BLOCK:14.01 LOT: 2**

PROPOSES AN OUTDOOR NIGHT CLUB AND ROOFTOP BAR 1. FINAL SITE
PLAN APPROVAL IS NEEDED.

DOCK BROWN – 1128 CARL MILLER BLVD – BLOCK: 562 LOT: 5

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

QUINCEY AVENUE IVESTMENTS, LLC – 1260 MECHANIC STREET – BLOCK: 1330 LOT: 21

PROPOSES A DUPLEX. 1. LOT SIZE WIDTH AND BUILDING COVERAGE IS DEFICIENT. 1. C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

RJJ BROTHERS, INC. – 938 N. 3RD STREET – BLOCK: 22 LOT: 67

PROPOSES A BAR/LOUNGE. 1. INTERPRETATION OR NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

VISION CAPITAL INVESTMENTS, LLC – 715 WALNUT STREET – BLOCK: 379 LOT: 137

PROPOSES A TRIPLEX. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT AREA WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. REAR AND SIDE YARDS ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 4. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 5. SITE PLAN APPROVAL IS NEEDED.

EDDIE VAZQUEZ MORALES – 1138 LAKESHORE DRIVE -BLOCK: 636 LOT: 35

PROPOSES A HANDICAP RAMP AND ROOFTOP OVER PORCH. 1. RAMP ON THE LEFT SIDE IS DEFICIENT AND MAY NOT BE PERMITTED IN THE FRONT YARD – 870 – 189 (C). – C-1 BULK VARIANCE IS REQUESTED.

JONATHAN GABAY – 640-642 PINE STREET - BLOCK: 295 LOT: 46

PROPOSES A DELI WITH A MANAGEMENT OFFICE AND SECOND FLOOR APARTMENT. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET - PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. INTERIOR FLOOR PLANS ARE REQUIRED; APPLICANT SHOULD CLEARLY INDICATE HOW THE DELI USE IS DIFFERENT FROM THE PREVIOUS DENIAL.

RAYE ANN QUARCOOPOME – 643 STATE STREET – BLOCK: 776 LOT: 56

PROPOSES A ROOMING HOUSE. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT AREA, WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. SITE PLAN APPROVAL IS NEEDED.

ADOPTION OF RESOLUTIONS

APRIL

Granting Non-Conforming use re: ABRAHAM ITUAH – 822 S. 5TH STREET – BLOCK: 303 LOT: 25 – COMMERCIAL W/ 1 APARTMENT

Granting Use and Bulk Variance approval re: RONALD JACKSON – 1409-11 MT. EPHRAIM AVENUE – BLOCK: 412 LOT: 3 – FOUR APARTMENTS

Granting Use Variance approval re: CAMDEN REPERTORY THEATER COMMUNITY DEVELOPMENT GROUP – 918 S. BROADWAY – BLOCK: 308 LOT: 12 – PERFORMING ARTS FACILITY W/ RESIDENTIAL APARTMENTS – SITE PLAN APPROVAL IS NEEDED

Granting Bulk Variance approval re: YEHUDA KANELSKY – 718 S. 4TH STREET – BLOCK: 283 LOT: 39 - DUPLEX

Granting Bulk Variance approval re: 1265 MAGNOLIA AVE, LLC - 4014 WESTFIELD AVENUE – BLOCK: 1034 LOT: 37 - DUPLEX

Granting Bulk Variance approval re: APPLE TREE HOMES, LLC – 1244 CHASE STREET – BLOCK: 1355 LOT: 66 - DUPLEX

Granting Use and Bulk Variance approval re: R. MEDINA INVESTMENT PROPERTIES, LLC – 412-414 PINE STREET – BLOCK: 285 LOT: 53 – CAR DETAILING AND WINDOW TINTING

MAY

Granting Use and Bulk Variance approval and Site Plan Waiver re: ISLAMIC STUDY CENTER - 1165 HADDON AVENUE BLOCK: 1314 LOTS 38, 39, 40

Granting Resolution Revision re: MOLD SERVICE – 1401-1403 PRINCESS AVE – MULTI-FAMILY - REDUCE (1) APARTMENT

Granting Non-Conforming Use re: TWO AMIGO, INC. – 1071 MAGNOLIA AVENUE BLOCK: 1266 LOT: 8 – AUTO REPAIR & TOWING

Granting Non-Conforming Use re: INDUSTRIAL CONTAINERS SERVICES LLC – 1900 S. 3RD STREET – BLOCK: 483 LOT: 34 – WAREHOUSE FOR CONTAINERS

Granting Bulk Variance approval re: MAGIC PROTECTION, LLC – 941 NEWTON AVENUE – BLOCK: 309 LOT: 81 - DUPLEX

Granting Bulk Variance approval re: PARK NORRIS, LLC – 1175 HADDON AVEUNUE BLOCK: 1314 LOT:44 -DUPLEX

Granting Bulk Variance approval re: PARK NORRIS, LLC – 1627 NORRIS STREET BLOCK: 1356 LOT: 172 - DUPLEX

Denying Use and Bulk Variance re: MARIA MORAN – 117 N. 34TH STREET - BLOCK: 1026 LOT: 39 – APARTMENT W/ ROOMING/ BOARDING ON THE SECOND FLOOR

Denying Use and Bulk Variance re: UNITED LATIN COALITION INVESTMENT GROUP CIG NUMBER 9-8064703 LAND TRUST – 1112 JACKSON STREET – BLOCK: 447 LOT: 80 – ROOMING HOUSE

Granting Non-Conforming Use re: JACKIEA BROOKS – 937 N. 4TH STREET – BLOCK: 22 LOT: 132 – SALON/BARBERSHOP

Granting Use and Bulk Variance approval and Site Plan Waiver re: JOSE NUNEZ – 3718 WESTFIELD AVENUE – BLOCK: 1031 LOT: 5 - TRIPLEX

ADJOURNMENT