

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF MAY 4, 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 29, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

APRIL 2026

NEW BUSINESS

ISLAMIC STUDY CENTER - 1165 HADDON AVENUE BLOCK: 1314 LOTS 38, 39, 40
PROPOSES A CAFÉ W/ SECOND FLOOR OFFICE, OUTDOOR SEATING AND A
MEDIA CENTER – 1. D-1 USE VARIANCE IS NEEDED. 2. BULK VARIANCES
ARE NEEDED. 3. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

MOLD SERVICE, LLC – 1401-1403 PRINCESS AVENUE – BLOCK: 1297 LOT: 54
PROPOSES FOUR APARTMENTS – AMENDMENT TO RESOLUTION IS NEEDED
– 1 UNIT BEING ABANDONED.

TWO AMIGO, INC. – 1071 MAGNOLIA AVENUE BLOCK: 1266 LOT: 8
PROPOSES AUTO REPAIR & TOWING. 1. NJSA 40:55-D 68 NON-CONFORMING
USE RELIEF IS NEEDED.

**INDUSTRIAL CONTAINERS SERVICES LLC – 1900 S. 3RD STREET – BLOCK: 483
LOT: 34**
PROPOSES A WAREHOUSE FOR CONTAINERS 1. NJSA40:55D – 68 NON-
CONFORMING USE RELIEF 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.

PARK NORRIS, LLC – 1175 HADDON AVEUNUE BLOCK: 1314 LOT:44
PROPOSES A DUPLEX. 1. LOT SIZE AND WIDTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED - C-1 BULK VARIANCE IS NEEDED.

PARK NORRIS, LLC – 1627 NORRIS STREET BLOCK: 1356 LOT: 172
PROPOSES A DUPLEX. 1. LOT SIZE AND WIDTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS 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.

MARIA MORAN – 117 N. 34TH 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.

UNITED LATIN COALITION INVESTMENT GROUP CIG NUMBER 9-8064703 LAND TRUST – 1112 JACKSON STREET – BLOCK: 447 LOT: 80
PROPOSES A ROOMING HOUSE W/ (2) ROOMS LOCATED ON THE SECOND FLOOR – USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

JACKIEA BROOKS – 937 N. 4TH STREET – BLOCK: 22 LOT: 132
PROPOSES A UNISEX SALON W/ TRAINING CLASSES. 1. NJSA 40:55D- 68 NON-CONFORMING USE RELIEF IS NEEDED.

JOSE NUNEZ – 3718 WESTFIELD AVENUE – BLOCK: 1031 LOT: 5
PROPOSES A TRIPLEX. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

ADOPTION OF RESOLUTIONS

MARCH

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

Granting Bulk Variance approval re: DUNAMIS LIFE CHURCH – 1300 THURMAN STREET – BLOCK: 1350 LOT: 11 – ELECTRIC INSTALLATION FOR STORAGE UNITS.

Granting Use and Bulk Variance approval re: RAE ENTERPRISES, LLC - 1404 PRINCESS AVE – BLOCK: 1296 LOT: 38 - DUPLEX

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 – 412-414 PINE STREET – BLOCK: 285 LOT: 53 – CAR DETAILING AND WINDOW TINTING

MOLD SERVICE – 1401-1403 PRINCESS AVE

ADJOURNMENT