



**Camden County
Document Summary Sheet**

CAMDEN COUNTY CLERK

520 MARKET ST
CAMDEN NJ 08102

CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 12900 PG 709
RECORDED 08/22/2025 12:05:33
FILE NUMBER 2025053005
RCPT # 2826968; RECD BY: eRecord
RECORDING FEES 85.00
TOTAL TAX 1,598.00

Official Use Only

Transaction Identification Number

7812110

9602005

Submission Date(mm/dd/yyyy)

08/20/2025

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$85.00

Realty Transfer Tax

\$1,598.00

Total Amount

\$1,683.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

CAMDEN COUNTY

99

Batch Type L2 - LEVEL 2 (WITH IMAGES)

1012327

Return Address (for recorded documents)

BRENNAN TITLE ABSTRACT, A DIVISION OF
TRUSTED LAND TRANSFER
51 HADDONFIELD RD STE 180
CHERRY HILL, NJ 08002

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Camden County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$285,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	07/03/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		250 MECHANIC ST LLC			2209 NORTH AMERICAN STREET, PHILADELPHIA, PA 19133	
	GRANTEE	Name			Address	
		CSA 5 LLC			535 NEW JERSEY 38, SUITE 325, CHERRY HILL TOWNSHIP, NJ 08002	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		99	277	65		99

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*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made the 3rd day of July, 2025.

Between

250 Mechanic St., LLC, a Pennsylvania Limited Liability Company

whose post office address is 2209 North American Street, Philadelphia, PA 19133

referred to as the Grantor,

and

CSA 5, LLC, a New Jersey Limited Liability Company

whose post office address is 535 New Jersey 38, Suite 325, Cherry Hill Township, NJ 08002

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$285,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3)
Block No. 277 Lot No. 65 *as shown on the Tax Map of the City of Camden*
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the ,
County of Camden and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.

The street address is **250 Mechanic Street, Camden, NJ 08104**

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

BEING the same land and premises conveyed to 250 Mechanic St., LLC by deed from Peerless Casting & Machine Co., dated 5/10/2022 and recorded 6/10/2022, in the Camden County Clerk's Office, in Deed Book 12107, Page 1338.

(For Recorder's Use Only)

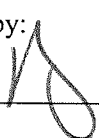
Prepared by:

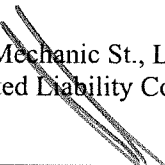
Faith C. Hammes, Esq.

Preparer signature no longer required

See N.J.S.A. 46:26A-3

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by: 

250 Mechanic St., LLC, a Pennsylvania
Limited Liability Company
By: 
George Manosis, Manager

STATE OF Pennsylvania
COUNTY OF PHILADELPHIA

I CERTIFY that on the 3RD day of JULY, 2025, George Manosis, Manager, Manager of 250 Mechanic St., LLC, a Pennsylvania Limited Liability Company, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Manager of 250 Mechanic St., LLC, a Pennsylvania Limited Liability Company;
- (c) made this Deed for \$285,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5);
- (d) executed this Deed as the act of the entity.

Commonwealth of Pennsylvania - Notary Seal
Denille K. Meloche, Notary Public
Philadelphia County
My commission expires January 16, 2027
Commission number 1432169
Member, Pennsylvania Association of Notaries


Notary Public

RECORD AND RETURN TO:
Brennan Title Abstract, a Division of Trusted Land Transfer
51 Haddonfield Road
Suite 180
Cherry Hill, NJ 08002
File No. 2025-BT-247

Exhibit "A"
Legal Description

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Camden City, County of Camden, State of New Jersey:

BEGINNING in the Southerly line of Mechanic Street at the corner of land now or formerly of William C. Kaighn at distance of 313 feet 6 inches Westwardly of the Westerly line of Third Street; running thence

(1) Southwardly at right angles to Mechanic Street by said land of William C. Kaighn and land of Catherine Davis, 180 feet to the Northerly line of Atlantic Avenue; thence

(2) Westwardly by same 1 feet to the line of Kaighn Point Terminal Railroad Company; thence

(3) Northwardly by same 289 feet 3 inches to the Southerly line of Mechanic Street; thence

(4) Eastwardly by same 225 feet 2 inches to place of BEGINNING.

Note: Being Lot 65, Block 277, Tax Map of the Camden City, County of Camden.

Note: Lot and Block shown for informational purposes only.

This is not an official document

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY CAMDEN

SS. County Municipal Code

0408

MUNICIPALITY OF PROPERTY LOCATION

Camden

FOR RECORDER'S USE ONLY

Consideration \$
 RTF paid by seller \$
 Date By

*Use symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Rhonda A. Nieves, being duly sworn according to law upon his/her oath, deposes and says that he/she is the

(Name)

Title Company in a deed dated July 3, 2025 transferring real property (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

identified as Block number 277 Lot number 65 located at 250 Mechanic Street, Camden, and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 285,000.00 (See Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ 81,600.00 ÷ 65.65 % = \$ 123,381.57

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over * (Instruction #9 on reverse side for A or B)
- B. ☐ BLIND PERSON Grantor(s) ☐ Legally blind or *
- ☐ DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, and #12 on reverse side)

IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business.
- ☐ Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 1st day of August, 2025Rhonda A. Nieves
Signature of Deponent51 Haddonfield Rd., Suite 180, Cherry Hill, NJ 08002
Deponent AddressXXX-XX-X 234
Last three digits in Grantor's Social Security Number250 Mechanic St., LLC
Grantor Name2209 North American Street, Philadelphia, PA 19133
Grantor Address at Time of SaleBrennan Title Abstract, a Division of Trusted Land Transfer
Name/Company of Settlement OfficerNancy/H Gervasi
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAR 12, 2029

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____

Deed Number _____ Book _____ Page _____

Deed Dated _____ Date _____

Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form, as required by law and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) 250 Mechanic St., LLC		
Current Street Address 2209 North American Street		
City, Town, Post Office Philadelphia	State PA	ZIP Code 19133

Property Information

Block(s) 277	Lot(s) 65	Qualifier
Street Address 250 Mechanic Street		
City, Town, Post Office Camden	State NJ	ZIP Code 08104
Seller's Percentage of Ownership 100%	Total Consideration \$285,000.00	Owner's Share of Consideration \$285,000.00
		Closing Date 8/12/25

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1

☐

Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2

☐

The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3

☐

Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4

☐

Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5

☒

Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6

☐

The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a

☐

The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b

☐

Seller **only** received like-kind property.
- 8

☐

The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 9

☐

The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 10

☐

The deed is dated prior to August 1, 2004, and was not previously recorded.
- 11

☐

The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 12

☐

The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- 13

☐

The property transferred is a cemetery plot.
- 14

☐

The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 15

☐

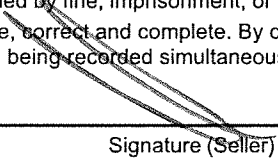
The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 16

☐

The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/3/2025		George Manosis, Manager
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR Alsned Holdings LLC

Address 165 Old Turnpike Road, Port Murray, New Jersey 07865

Telephone No. 908-619-7871

Check No. _____

Depositor herewith deposits the sum of Two Thousand and Seven Dollars and Eighty One Cents dollars (\$ 2,007.81) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for:

Site Plan Approval with Use Variance

At (provide address with block and lot number): Block 277, Lot 65

2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

DATE: _____



Applicant or Authorized Signature

Luke R. Grabiak, Esquire
lrg@delducalewis.com

August 20, 2026

VIA HAND DELIVERY & EMAIL

Evita Muhammad
Zoning Board Secretary
520 Market Street
City Hall, Room 224
Camden, New Jersey 08102

**RE: ALSHNED HOLDINGS LLC;
250 MECHANIC STREET, BLOCK 277, LOT 65, CAMDEN, NEW JERSEY**

Dear Ms. Muhammad:

This firm represents Alshned Holdings LLC ("Applicant"), contract purchaser of the property located at 250 Mechanic Street and designated as block 277, lot 65 on the City of Camden municipal tax map (the "Property"). The Property is approximately .467 acres and is currently improved with a one story masonry building and associated improvements that were previously used for a metal recycling facility. The Applicant seeks a D(1) use variance and site plan approval to convert the existing building to facility for the dismantling of vehicles (please see enclosed Summary of Application for details).

I enclose the following:

1. One (1) original and fourteen (14) copies of a Site Plan Application, including a completed Plot Plan Checklist and Summary of Application;
2. One (1) original and fourteen (14) copies of a completed Appeal for Zoning application;
3. Fifteen (15) full-sized copies of a Preliminary and Final Major Site Plan, prepared by Patterson Survey and Engineering, dated August 11, 2026 (1 Sheet);
4. Fifteen (15) photos of the property (8 sheets);
5. One (1) copy of a zoning permit denial, dated April 14, 2026 (1 sheet);
6. One (1) copy of the deed into the current owner (7 pages);
7. One (1) redacted copy of an NJ Commercial Purchase and Sale Agreement between the current owner and the Applicant, undated (5 pages);
8. One (1) original escrow agreement;

Alshned Holdings LLC\lrg Muhammad (w. appl) 08.20.26.docx

9. One (1) completed tax certification;
10. One (1) W-9; and
11. Three (3) checks payable to the City of Camden, in the amounts of \$994.36 (application fees), \$2,007.81 (escrow fee), and \$18.60 (200 ft list fee).

CALCULATION OF FEES:

Application Fee:*

Preliminary Site Plan	\$482.36
Final Site Plan	\$334.18
<u>Use Variance</u>	<u>\$177.82</u>
Total	\$994.36

Escrow:

Engineering Review (Preliminary SP)	\$1,204.41
Engineering Review (Final SP)	\$803.40
<u>Use Variance</u>	<u>N/A</u>
Total	\$2,007.81

*No new bulk variances required; all bulk non-conformities are existing.

Please review this application for completeness and place this matter on the next available Zoning Board agenda

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Luke R. Grabiak

Luke R. Grabiak, Esquire

Enclosures

cc: Roman Russ (via email)
Daniel J. Patterson (via email)





ROOF PROPOSED















NJ COMMERCIAL PURCHASE AND SALE AGREEMENT (SIMPLE FORM)

This Agreement (the “**Contract**”) is made as of March ____, 2026 (the “**Effective Date**”) between **CSA 5 LLC, a New Jersey limited liability company**, whose address is **535 NJ-38, Suite 325, Cherry Hill, NJ 08002** (the “**Seller**”), and **Alshned Holding LLC**, whose address is (the “**Buyer**”).

1. Property

Seller agrees to sell and Buyer agrees to buy the real property commonly known as 250 Mechanic St Camden, NJ 08104, Block 277, Lot 65, located in Camden, New Jersey, together with all improvements and Seller’s rights appurtenant thereto (the “**Property**”).

2. Purchase Price & Deposit

Item	Amoun
Total Price	
Deposit (non-interest bearing, held by Tohickon Settlement Services as escrow agent)	
Seller Financing Balance at Closing (wire or certified funds)	

A. Seller Financing Terms

The [REDACTED] seller-financed portion shall:

- Be amortized over a 5-year term
- Bear interest at [REDACTED] per annum
- Have no minimum term
- Have no prepayment penalty
- Be secured by a mortgage and promissory note
- Be personally guaranteed by Buyer’s principals:
 - Roman V. Russ
 - Volodymyr Russ
 - Oleksii Shnedovych

B. Pay-in-Full Option

Buyer may elect to pay [REDACTED] at Closing (reflecting the [REDACTED] deposit already paid), thereby eliminating seller financing.

C. Rent Credit Deduction

All rent paid pursuant to Section 4B (Lease Contingency) shall be credited toward the Purchase Price and deducted from:

- The seller-financed amount; or
- The pay-in-full option amount

as applicable, at the buyer's sole option.

3. Closing

Closing shall occur on or before **August 1, 2026** at the office of Debra S. Forman, Esq. or Tohickon Settlement Services or such other place as the parties agree ("**Closing**"). Title and possession shall be delivered free and clear of all liens, except permitted encumbrances.

4. Due-Diligence Period & Extension

Buyer shall have **30 days** after the Effective Date (the "**Inspection Period**") to perform any physical, environmental, zoning, financial, or other investigations Buyer deems necessary. Buyer and its agents, consultants, and contractors may enter the Property at reasonable times upon 24-hour notice to Seller. Buyer shall (i) restore any areas disturbed by its inspections to substantially the same condition, and (ii) **indemnify, defend, and hold Seller harmless from and against any claims, liabilities, losses, or mechanics' liens arising from Buyer's or its representatives' entry onto the Property, except to the extent caused by Seller's negligence or willful misconduct.**

If Buyer is awaiting third-party reports (e.g., environmental, survey, title) and they are unavoidably delayed, Buyer may **extend the Inspection Period one time for up to 10 additional days** by written notice to Seller before the original expiration.

Buyer may terminate this Contract **at any time before the end of the Inspection Period (as extended)** for any reason in Buyer's sole discretion. Upon termination, the Deposit shall be returned to Buyer and the parties shall have no further obligations.

4A. Tenant Information & Estoppels

Property shall be delivered vacant

4B. Zoning Board Contingency & Interim Lease

This transaction is expressly contingent upon Buyer obtaining Camden City Zoning Board approval for use as:

- Junkyard / Vehicle Dismantling Facility
- Used Car Dealer

Upon execution of this Agreement:

1. Buyer shall execute a lease at:

- [REDACTED] month gross
- 2. Lease shall automatically increase to:
 - [REDACTED] month NNN on July 1, 2026
- 3. Buyer shall not legally operate until zoning approval.
- 4. Buyer may terminate this Contract upon zoning denial or after July 1, 2026, provided however that all rent payments made under Section 4B shall be non-refundable and retained by Seller in all circumstances.
- 5. If Buyer purchases the Property:
 - [REDACTED] of rent paid shall be credited toward the purchase price.
- 6. If Buyer terminates:
 - After July 1, 2026; or
 - Upon zoning denial or after July 1, 2026, Seller shall retain all rent paid as liquidated compensation. For the avoidance of doubt, all rent payments are non-refundable under any circumstance, including termination due to zoning denial.

5. Environmental Matters

Seller has provided Buyer with a Phase I Environmental Site Assessment report, which to Seller's knowledge reflects a clean environmental condition of the Property ("Phase I Report"). Buyer acknowledges receipt of the Phase I Report and accepts it in its current form. Any additional environmental testing, investigations, or assessments beyond the Phase I Report, including but not limited to Phase II investigations, soil or groundwater sampling, or ISRA compliance determinations, shall be Buyer's sole responsibility and conducted at Buyer's sole cost. Buyer shall not conduct any environmental sampling, boring, or invasive testing on the Property without obtaining Seller's prior express written consent, which may be withheld in Seller's sole and absolute discretion. Buyer's sole remedy for any environmental conditions discovered during the Inspection Period is termination as provided in Section 4. Buyer waives any claims against Seller arising from environmental conditions not disclosed in writing by Seller prior to the Effective Date.

6. Title & Survey

Title shall be insurable at standard rates by any New Jersey title insurer, subject only to (i) current real estate taxes not yet due, (ii) matters of record accepted by Buyer, and (iii) utility easements that do not materially interfere with the current industrial use.

7. Risk of Loss

Risk of loss or damage remains with Seller until Closing. If material damage occurs, Buyer may (a) accept the Property with assignment of insurance proceeds, or (b) terminate and receive the Deposit.

8. Closing Costs & Prorations

- **Seller** pays: state & county transfer taxes, deed prep, and its attorney's fees.
- **Buyer** pays: title insurance, search & survey, recording fees, and its attorney's fees.

8A. New Jersey Bulk Sales Law

The parties will comply with the New Jersey Bulk Sales Act, N.J.S.A. 54:50-38. Seller shall, at Seller's sole cost, deliver all information and filings (including form C-9600) required by the New Jersey Division of Taxation in a timely manner so that Buyer obtains a Tax Clearance Letter on or before Closing. Any escrow or holdback required by the Division of Taxation will be funded solely from Seller's proceeds; under no circumstance shall Buyer's funds be used to satisfy Seller's tax liabilities.

9. Assignment

Buyer may **assign this Contract with Seller's consent** to (a) any entity controlling, controlled by, or under common control with Buyer, or (b) Buyer's lender or investment partner.

10. Seller's Core Representations (surviving Closing)

Seller represents that:

1. Seller has full authority to sell the Property and perform this Contract.
2. No material condemnation or litigation affecting the Property is pending.
3. Seller has provided Buyer with a Phase I Environmental Site Assessment report and has received no written notice of environmental violations other than those disclosed to Buyer in writing.

11. Default

- **Seller Default:** Buyer's sole remedy shall be termination of this Contract and return of the Deposit. Seller shall have no liability for actual, consequential, punitive, or any other damages beyond return of the Deposit except in the case of misrepresentation or fraud.
- **Buyer Default:** Seller's sole remedy shall be retention of all rent payments made under Section 4B, which are non-refundable in all events.
- **Buyer Default Exceptions:** Situations not considered default by the buyer, where buyer will receive full refund of all deposit money however rent will not be refunded:
 1. In the event this agreement is terminated due to denial of zoning and buyer terminated lease same time.
 2. In the event this agreement is terminated with partial or full zoning approved with unfavorable restrictions placed of buyer and Lease is terminated same time.

Each party represents that **no broker, finder, or agent** is entitled to any commission or fee in connection with this Contract. Seller shall defend, indemnify, and hold Buyer harmless from any claim for commissions or fees by any broker or other party alleging to act on Seller's behalf.

- **“AS-IS”.** Subject to Seller’s representations and contingencies herein, Buyer accepts the Property in its present “AS-IS, WHERE-IS” condition.
- **Entire Agreement.** This Contract contains the entire agreement; any change must be in a signed writing.
- **Notices.** Notices must be in writing and delivered by email with confirmation, overnight courier, or certified mail to the addresses above.
- **Governing Law.** New Jersey law governs.
- **Plain English.** Headings and plain-language summaries are for convenience and do not alter the legal meaning.

By: Romain Russ
Date: 5/12/2026

This simplified form is intended to make key terms clear for all parties. Please review with counsel before signing.

**CITY OF CAMDEN
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING
&
ZONING**



**SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE**

Any question please contact:

Angela Miller, Planning Board Secretary
(856) 757-7214

SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

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ESCROW AGREEMENT.....	Page 10
COUNTY PLANNING BOARD APPLICATION.....	Page 11

**SITE PLAN APPLICATION
CHECKLIST**

CHECK IF COMPLETED

FOR OFFICE USE ONLY

- | | |
|---|-------|
| <u> X </u> 1. Zoning Application | _____ |
| <u> X </u> 2. Site Plan Applications & Site Plans (15 copies of both) | _____ |
| <u> X </u> 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease) | _____ |
| <u> X </u> 4. Signed Escrow Fee Agreement | _____ |

**PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY
APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.**

**IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE
PRESENT AT SAID MEETING.**

PRE-APPLICATION CONFERENCE FEE: \$500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

***NOTE:**

- A. Incomplete applications will not be processed.
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.
- C. All plans must be folded with *Title Block* facing upward.
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN
(ARTICLE I, SECTION 233-4)**

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT Alshned Holdings LLC

ADDRESS 165 Old Turnpike, Port Murray, New Jersey 07865

TELEPHONE# 908-619-7871 **FAX#** _____

OWNER OF PROPERTY CSA 5, LLC
(if other than applicant)

ADDRESS 535 NJ-38, #325, Cherry Hill, New Jersey 08002

TELEPHONE _____

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.
PLEASE PROVIDE THE FOLLOWING:**

ATTORNEY'S NAME Luke R. Grabiak, Esq. | Del Duca Lewis & Berr LLC

ADDRESS 21 E. Euclid Avenue, Suite 100, Haddonfield, New Jersey 08033

TELEPHONE# 856-427-4200 **FAX#** _____

EMAIL ADDRESS lrg@delducalewis.com

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

ENGINEER AND/OR ARCHITECT NAME Dan Patterson, PE | Patterson Surveying & Engineering

ADDRESS 618 Stokes Road, Medford, New Jersey 08055

TELEPHONE# 609-975-8656 **FAX#** _____

ADDRESS OF DEVELOPMENT 250 Mechanic Street

BLOCK NO.(S) 277 **LOT NO.(S)** 65 **ZONE** PRI

PRESENT USE(S) Vacant - former metal recycling facility

DESCRIBE PROPOSED USES (S):
(attach separate sheet if needed) _____

See enclosed Application Summary- systematic dismantling of vehicles.

The following checklist pertains to PLOT PLANS:

Check if Completed

For Office Use Only

- | | |
|--|-------|
| <u>X</u> 1. Name and Address of owner and applicant | _____ |
| <u>X</u> 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable). | _____ |
| <u>X</u> 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address. | _____ |
| <u>X</u> 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'. | _____ |
| <u>X</u> 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc. | _____ |
| <u>X</u> 6. North arrow to top of sheet, scale and graphic scale. | _____ |
| <u>X</u> 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer. | _____ |
| <u>X</u> 8. Date of property survey | _____ |
| <u>X</u> 9. Acreage of tract to nearest tenth | _____ |
| <u>X</u> 10. Date of original and all revisions | _____ |
| <u>X</u> 11. Size and location of existing or proposed structures and their dimension of setbacks | _____ |
| <u>X</u> 12. Location and dimensions of any existing or proposed streets | _____ |
| <u>X</u> 13. All proposed lot lines and area of lots in square feet | _____ |
| <u>X</u> 14. Copy of and plan delineation of any existing or proposed deed restriction | _____ |
| <u>X</u> 15. Any existing or proposed easement or land reserved or dedicated for public use | _____ |
| <u>X</u> 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract | _____ |
| <u>X</u> 17. Topographical features of subject property from USGS 7.5 minute maps | _____ |

CHECK IF COMPLETED**FOR OFFICE USE ONLY**

- X 18. Boundary, limits, nature and extent of wooded areas,
Specimen trees and other significant physical features _____
- NA 19. Drainage calculations _____
- X 20. Proposed utilities: sanitary sewer, water, storm water
management, telephone, cable TV and electric _____
- NA 21. Soil erosion and sediment control plan if more than 5000 sq. ft. _____
- X 22. Spot and finished elevations at all property corners, corners of
Structures, existing or proposed first floor elevations _____
- X 23. Construction details road and paving cross-sections and profiles
if no profiles needed _____
- W 24. Lighting plan and details _____
- W 25. Landscape plan and details _____
- W 26. Site identification signs, traffic control signs, and directional signs _____
- X 27. Sight triangles _____
- W 28. Vehicular and pedestrian circulation patterns _____
- X 29. Parking plan indicating spaces, size and type aisle width internal
Collectors, curb cuts, drives and driveways and all ingress and
Egress areas with dimensions _____
- TBD 30. Preliminary architectural plan and elevations _____
- X 31. Environmental impact report, parcels 2 acres or larger _____
- X 32. Plan paper size should be 24 by 36 _____

SQUARE FOOTAGE OF PROPOSED USE 20,355.3 sf

LOT AREA (Measured in Square Footage) 20,355.3 sf

BUILDING AREA OF GROUND FLOOR Existing = 4,237.5 sf, Proposed = 7,973.6 sf

BUILDING AREA (Total Sq. Ft. – all floors) Existing = 4,237.5 sf, Proposed = 7,973.6 sf

NO. OF PROPOSED PARKING SPACES 5 spaces for employees. 7 spaces for staging of vehivles

NO. OF EXISTING PARKING SPACES 0 spaces

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT N/A

DOES THIS APPLICANT CONSTITUTE:
(Please check appropriate box)

☒ New Application

☐ Preliminary ☐ Preliminary and Final

☐ Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES ☐ NO ☒

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?
(Please check) YES ☒ NO ☐

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

- Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME	ADDRESS
Roman V. Russ	165 Old Turnpike Road, Port Murray, New Jersey 07865
Oleksii Shnedovych	529 Brookhurst Avenue, Apt. 3, Penn Valley, PA 19072
Volodymyr Russ	65 Indigo Road, Levittown, PA 19057

DOES THIS APPLICATION INCLUDE:

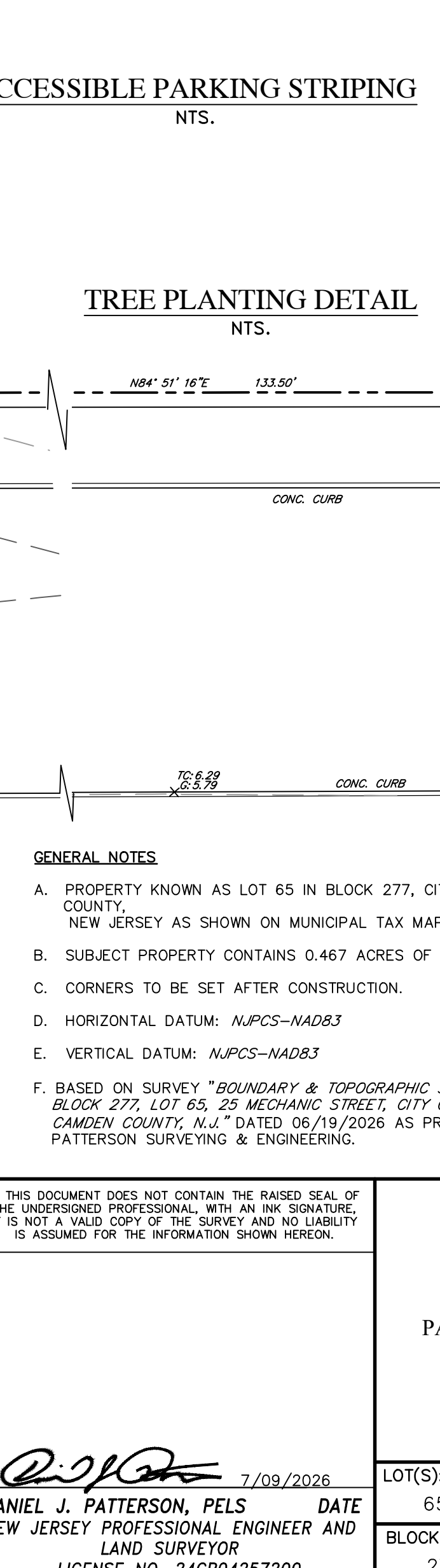
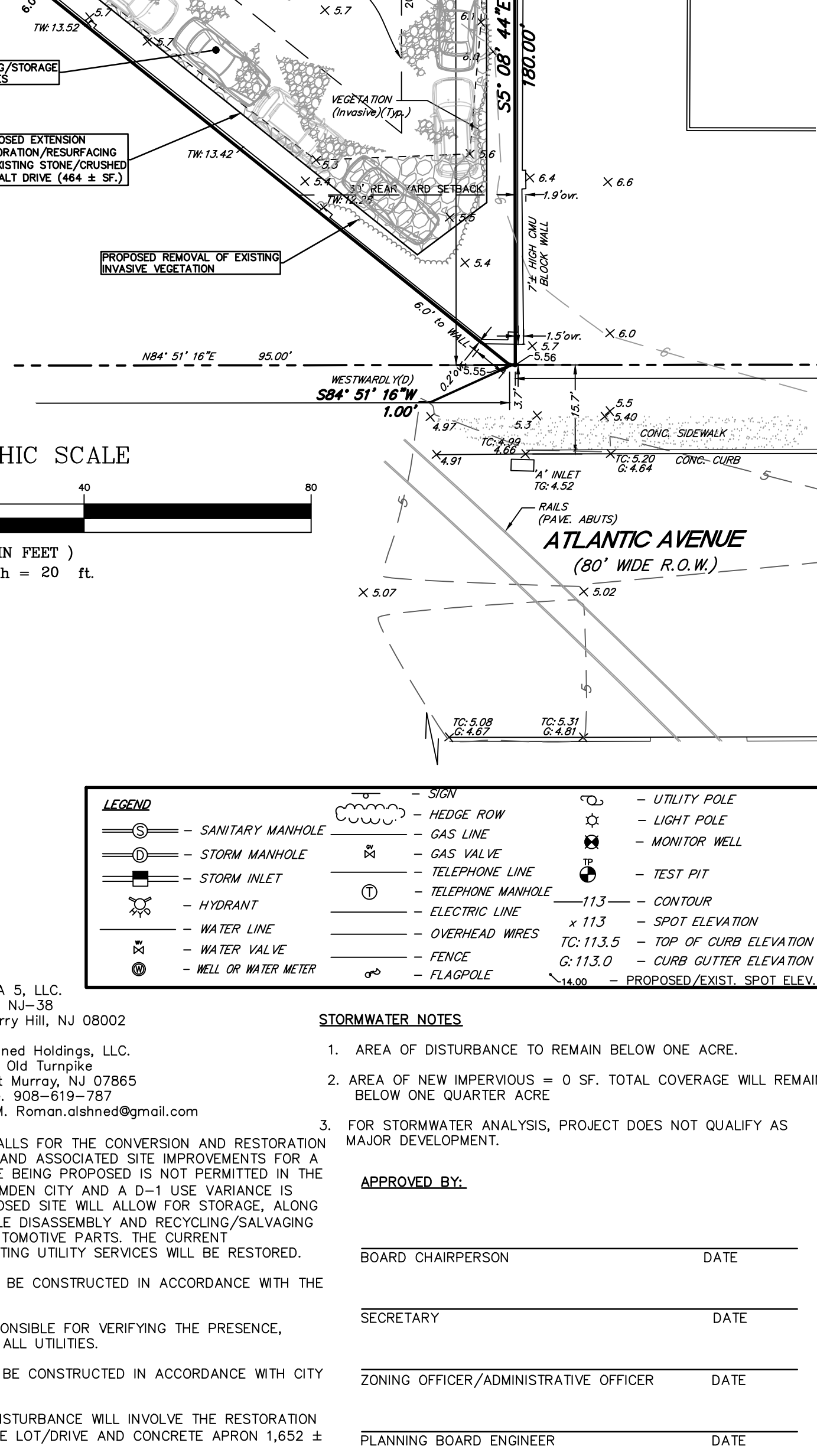
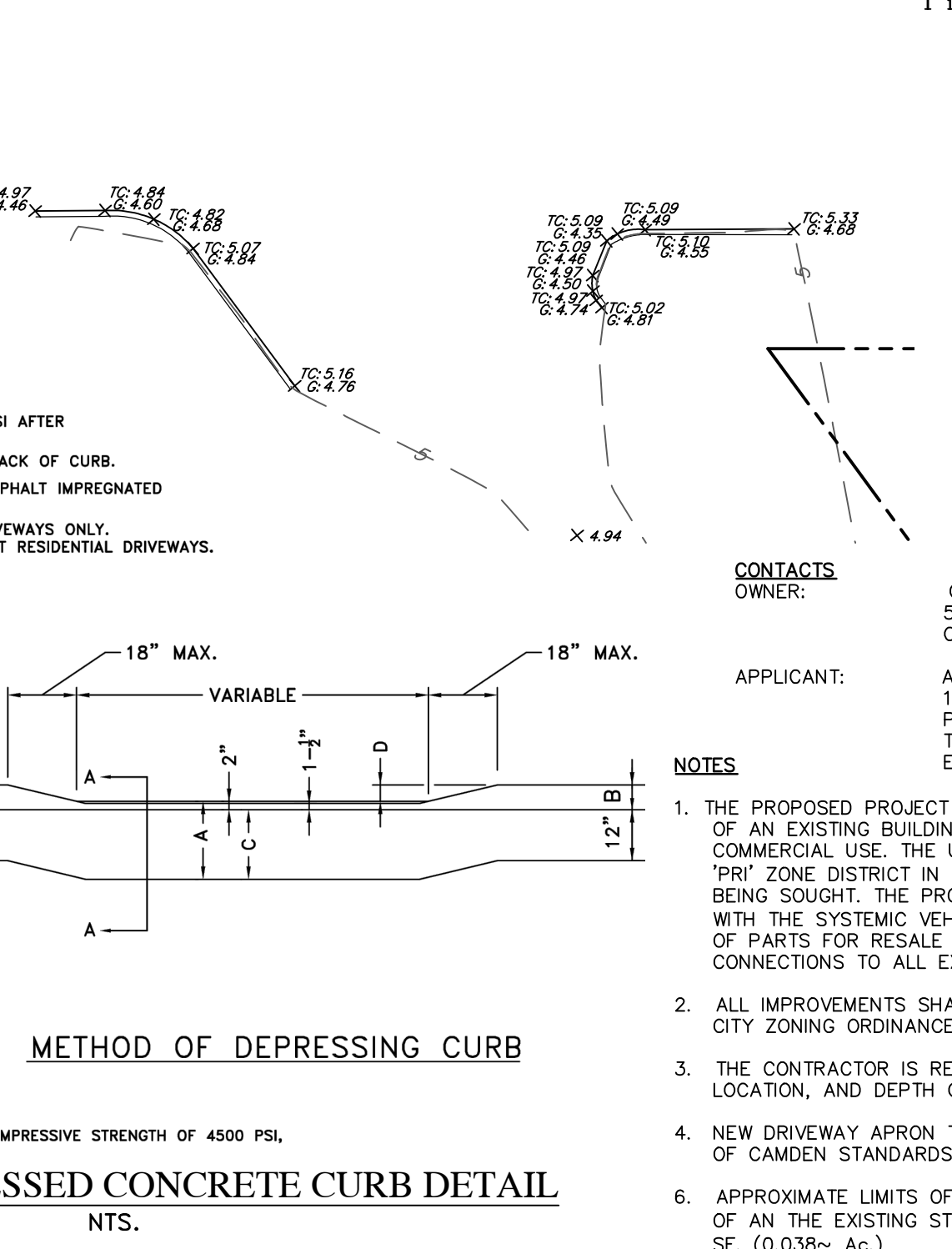
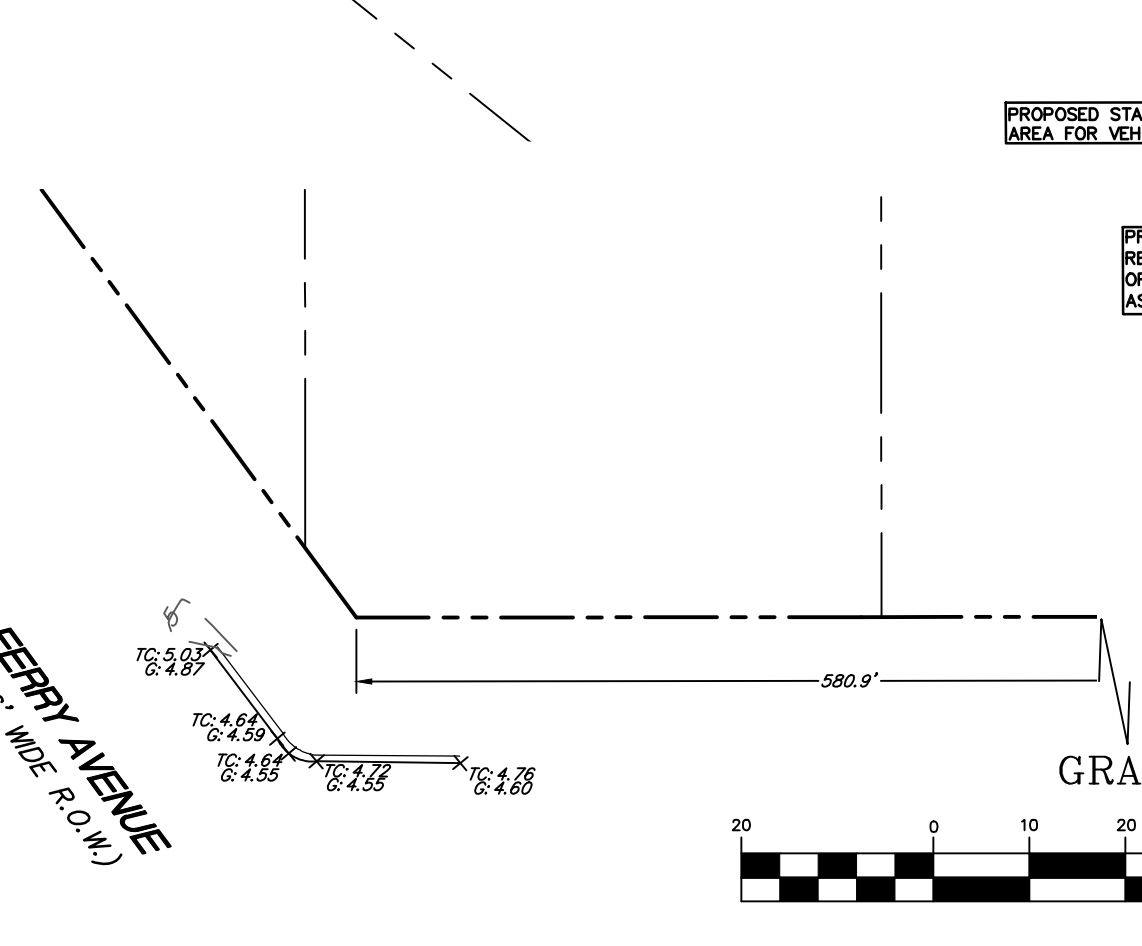
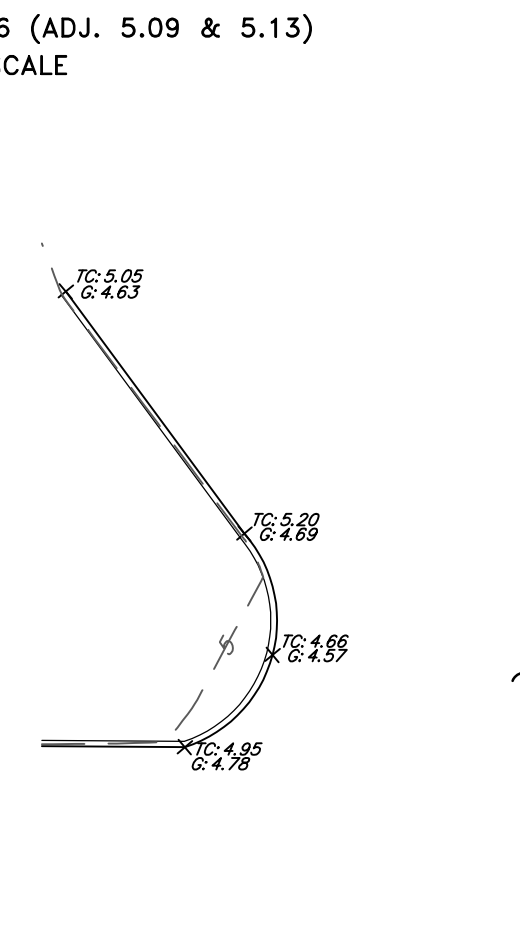
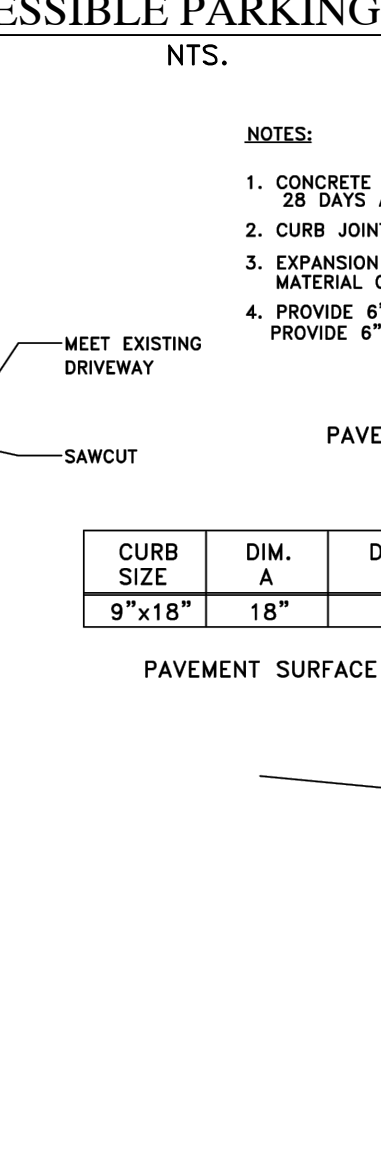
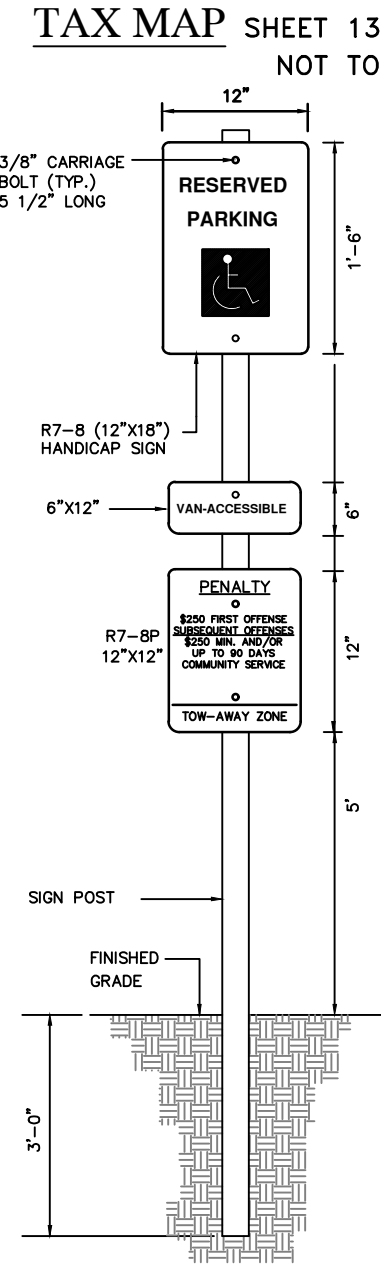
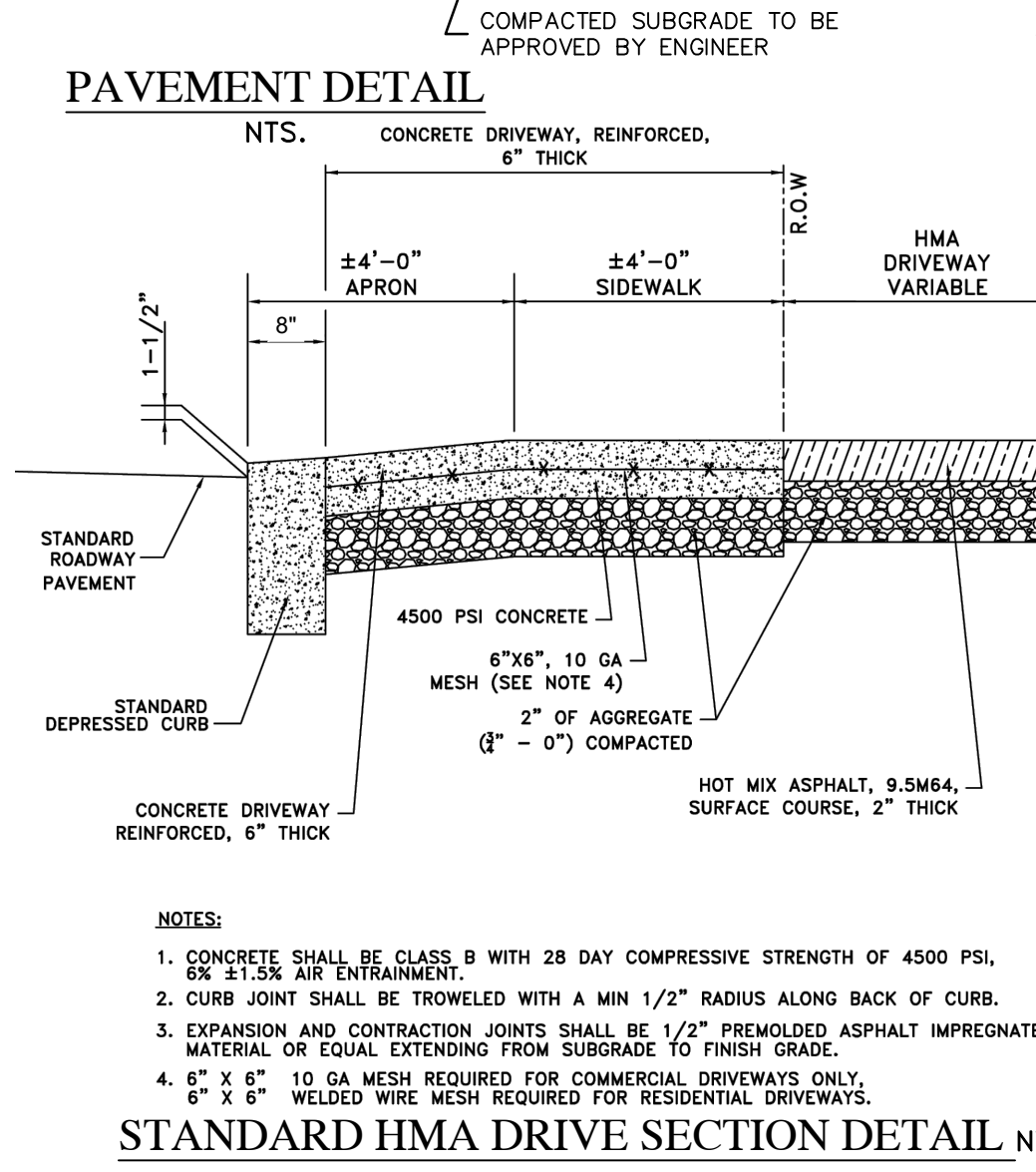
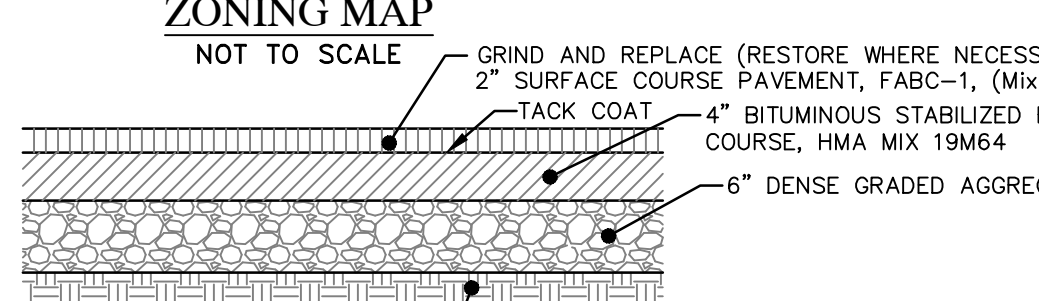
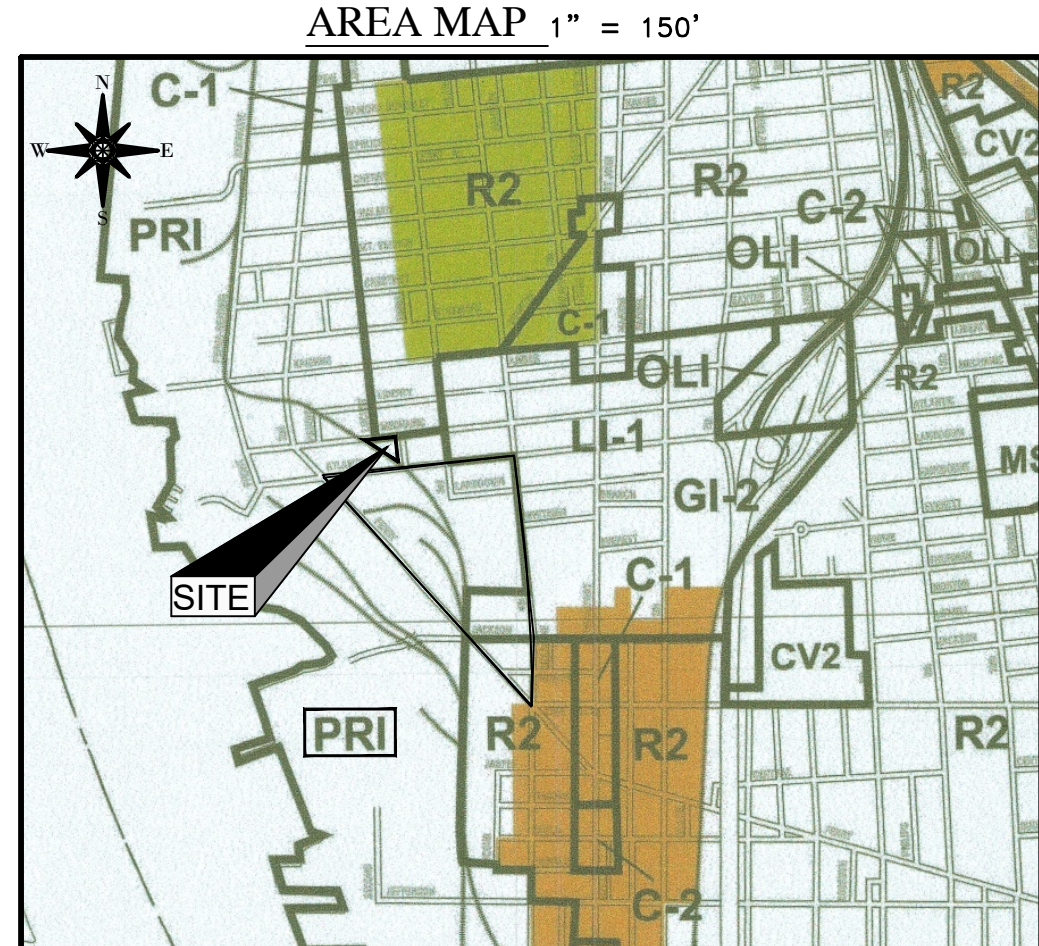
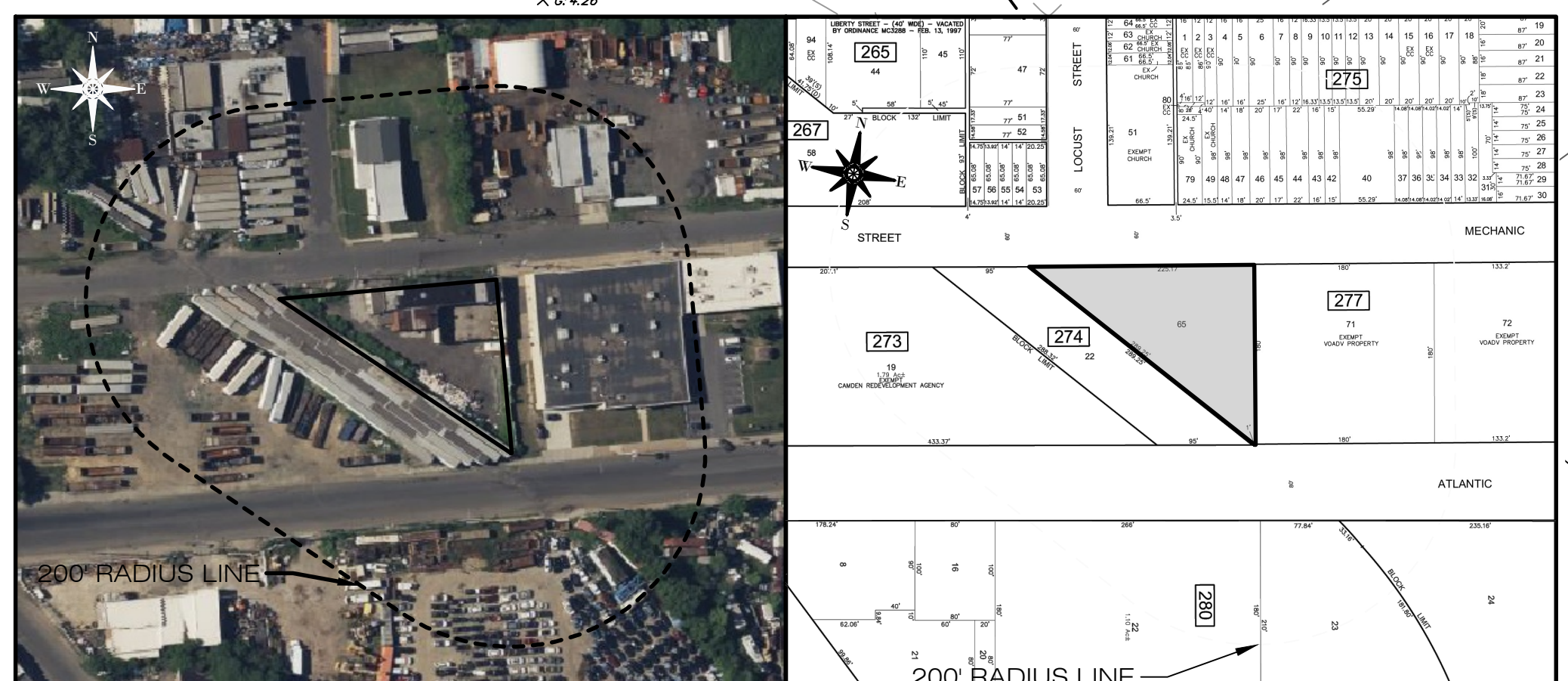
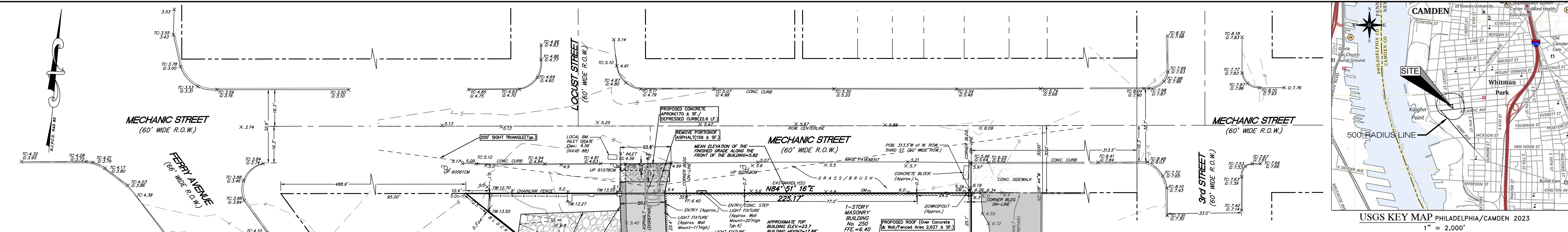
1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
(Please circle) ☒ YES ☐ NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
(Please circle) ☒ YES ☐ NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

8/20/26
DATE

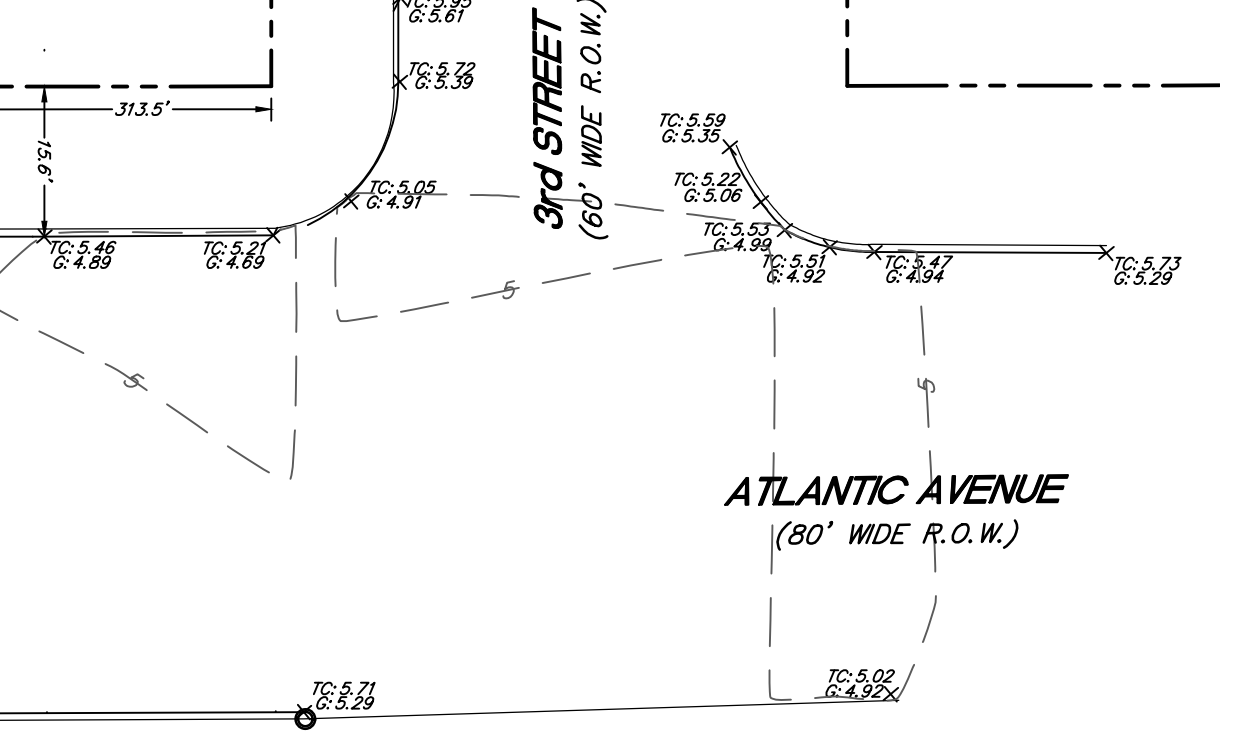
Oleksii Shnedovych
APPLICANT'S NAME (PLEASE PRINT)


APPLICANT'S SIGNATURE



ZONE CHART § 870-111 Area regulations.					
ZONE : PRI - PORT RELATED INDUSTRIAL					
USE :	REQUIRED	EXISTING SITE	STATUS	PROPOSED SITE-USE	STATUS
USE : Used car dealer and systematic vehicle disassembly and parts sale					
LOT REQUIREMENTS					
Minimum Lot Area	40,000 sf. (0.918 acres)	20,355.3 sf. (0.467-acres)	ENC	NO CHANGE	ENC
Minimum Lot Width[1]	200 feet	194.04'	ENC	NO CHANGE	ENC
YARD REQUIREMENTS					
Minimum Front Yard	25 feet	0.0'	ENC	NO CHANGE	ENC
Minimum Side Yard	20 feet	0.1'ovr.(East) 35.5'(SW)	ENC	NO CHANGE	ENC
Min. Side Yard Aggr.	50 feet	35.4'	ENC	NO CHANGE	ENC
Minimum Rear Yard	30 feet	145.9' 35.5' (if ang. R)	C	NO CHANGE	C
COVERAGE & BUILDING REQUIREMENTS					
Max. Building Coverage	90%	20.8% (4,237.5 sf.)	C	39.2% (7,973.6 sf.)	C
Max. Imperv. Coverage	100%	76.6% (15,596 sf.)[2]	C	88.5% (18,007.5 sf.)[2]	C
Max. Building Height[4]	75 feet or 5 Stories	17.88' or 1 Story	C	18' ± or 1 Story	C
ACCESSORY REQUIREMENTS					
Min. Fence [§ 467-13]	7 feet	>7.0'	C	>7.0'	C
PARKING REQUIREMENTS					
Min. Parking [5]	1 space per 2 employees	no designated spaces	ENC	5 SPACES (1 ADA Compliant)	C

[1] LOT WIDTH - The distance between the side lines measured parallel to the front lot line at the minimum front yard setback line.
[2] 4,759 sf ± area of Pervious Coverage (vegetation/grasses) not including walls/imperious & approx. stone areas.
[3] BUILDING COVERAGE - Calculated from all roofed areas of structures and accessory storage containers.
[4] BUILDING HEIGHT - The vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof for flat roofs.....shall not include chimneys, spires, towers, elevator penthouses, tanks, antennas, air-conditioning equipment, and similar projections...
[5] estimated number of employees: 1 space to be provided for each 2 employees based on shift of maximum employment (OUR SITE ANTICIPATES 2 EMPLOYEES PER WORK DAY)



§ 870-108 Accessory uses. Related Project permitted uses in Zone district:
A. Off-street parking, subject to the requirements of §§ 870-214 and 870-230 through 870-241.
C. Fences and walls, subject to the requirements of § 467-13 Fences.
Any junkyard or motor vehicle salvage yard which may be conducted on any open lot in the City shall have said lot fenced in by a fence at least seven feet high, so constructed as will keep within its bounds the contents of such lot or open space. D. Signs, subject to the requirements of § 870-253.
PROPOSED UTILITIES: All Existing utilities/services will remain and be utilized for proposed site.
PROPOSED LIGHTING: All Existing Lighting will remain and be utilized for proposed site.

REV.	DATE	DESCRIPTION	DWN BY	APP BY

PRELIMINARY and FINAL
MAJOR SITE PLAN
BLOCK 277 LOT 65
250 MECHANIC STREET
CITY OF CAMDEN
CAMDEN COUNTY, N.J.

PREPARED FOR: Roman Russ

DATE: 7/09/2026

DRAWING NO: CAMDEN-BL 277 L 65 EXIST.COND-SITE PLAN

DATE: 7/09/2026

SHEET NO: 1 OF 1

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

DANIEL J. PATTERSON, PELS
NEW JERSEY PROFESSIONAL ENGINEER AND LAND SURVEYOR
LICENSE NO. 246804257200

7/09/2026

PATTERSON SURVEYING & ENGINEERING
CERTIFICATE OF AUTHORIZATION #246804257200
618 STOKES ROAD
MEDFORD, NJ 08055
609-975-8656
info@pattersonse.com
www.pattersonse.com

LOT(S):	DRAWN BY:	DATE:	DRAWING NO:
65	RSS	7/09/2026	CAMDEN-BL 277 L 65 EXIST.COND-SITE PLAN
BLOCK:	CHECKED BY:	PATTERSON No.	SHEET NO.
277	DJP	2026-159	1 OF 1

Summary of Application
City of Camden Zoning Board of Adjustment
Alshned Holdings, LLC
Block 277, Lot 65
250 Mechanic Street

Alshned Holdings, LLC (the “Applicant”) is the contract purchaser of real property located at 250 Mechanic Street and designated as block 277, lot 65 on the municipal tax map. The property is approximately 0.467 acres and is currently improved with a vacant industrial building, on information and belief, was previously used as a smelting site for metal trash. The Applicant proposes to convert the existing building to a use for the systematic dismantling of vehicles. The property is located in the PRI – Port Related Industrial zoning district where the proposed use is not permitted, pursuant to section 870-107 of the City’s zoning ordinance. As such, the Applicant seeks a D(1) use variance and preliminary/final major site plan approval, along with bulk variance approval and any design exceptions, submission waivers or other approvals that may be required by the Board.

By way of background, the proposed use involves the dismantling of vehicles, all of which will take place inside the warehouse. The business ships out re-usable vehicle parts to another warehouse for sale, and the non-re-usable parts are recycled. The plan shows an outdoor staging area for storage of up to approximately ten (10) cars waiting to be dismantled. To be clear, this is not a junkyard or automobile graveyard. No junk or old vehicles are stored on-site. The business does not process junk whatsoever. The use involves only the purchase and dismantling of vehicles with re-usable parts. The turnaround time for the dismantling of any vehicle is about thirty (30) days.

In order to obtain a use variance for a vehicle dismantling business at this location, the Applicant must demonstrate that the proposed use promotes the general welfare of the community because the site is particularly suitable for the intended use, even though the proposed use is not expressly permitted in the PRI zone. The Applicant will demonstrate that it can successfully adapt the existing industrial building to accommodate the proposed use. This adaptive re-use promotes various purposes of zoning. It will take a vacant site and return it to productive use in a responsible way. The lawfully existing improvements on the property also lend itself to the proposed use, which requires a large, industrial-type building and tall, cinderblock walls around the entire property to shield business operations and outdoor storage of vehicles from surrounding properties. The Applicant does not propose to change the footprint of the existing building, other than adding a roof over an existing concrete pad (which will connect to the existing building and is currently walled in) and minor parking lot and apron improvements on the western side of the property. The proposed project will also advance purpose (m) by encouraging the more efficient use of land and purpose (i) as the current owner has (and the Applicant proposes) to revamp a site that is currently in disrepair.

The Applicant must also satisfy the “negative criteria,” namely, it must demonstrate that the Board can grant the use variance without substantial detriment to the public good and without substantially impairing the purpose and intent of the zone plan and zoning ordinance. The Applicant will satisfy the negative criteria. This proposed vehicle dismantling use will not change the nature and character of this industrial corridor, nor will it create a substantial negative impact on the surrounding neighborhood or roadway network. Additionally, the proposed use is consistent with the intent and purpose of the ordinance and master plan.

The Property also has the following existing non-conforming conditions:

1. Section 870-111 – minimum lot area: 40,000 sf required; 20,355.3 existing and proposed (ENC);

2. Section 870-111 – minimum lot width: 200 ft required; 194.04 ft existing and proposed (ENC);
3. Section 870-111 – minimum front yard setback: 25 ft required; 0 ft existing and proposed (ENC);
4. Section 870-111 – minimum side yard setback: 20 ft required; 0.1 ft existing and proposed on eastern sideline (ENC); and
5. Section 870-111 – minimum aggregate side yard setback: 50 ft required; 35.4 ft existing and proposed (ENC).

Testimony will be provided that the conversion to the proposed use will not exacerbate the existing non-conforming conditions.

The Applicant also seeks the following design waivers:

1. Checklist #19: Drainage Calculations – Not applicable. The site is fully development and complies with the impervious coverage requirement. The Applicant merely proposes widen and fix the existing asphalt drive aisles and parking areas and add crushed stone for additional parking. The total increase in impervious coverage is less than a quarter acre.
2. Checklist # 21: Soil Erosion and Sediment Control Plan – Not applicable. Less than 5,000 square feet of land disturbance proposed.
3. Checklist #24: Lighting plan and details – Waiver requested. The Applicant proposes to use the existing site lighting.
4. Checklist #25: Landscaping plan and details – Waiver requested. The site fully developed, walled in and covered with impervious surfaces. The Applicant proposes to remove invasive vegetation, but the lawfully existing improvements do not allow opportunity for additional landscaping.
5. Checklist #26: Site Identification signs, traffic control signs and directional signs – Waiver requested. Site identification signage will be addressed separately. Traffic control and directional signs are not necessary given the limited drive aisles and parking areas. In addition, few, if any, customers will ever access the site.
6. Checklist #28: Vehicular and pedestrian circulation patters – Waiver requested. See response to section 26.

The Applicant also requests any additional variances, submission waivers, additional exceptions, design waivers, de minimis exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, conditional use approval, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNER

Name of OWNER of Property CSA 5, LLC

Address: 535 NJ-38, #325, Cherry Hill, New Jersey 07865

SEARCH Address: 250 Mechanic St., Camden, New Jersey 08104

Block: 277

Lot: 65

Account: 710859

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date.

Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED** -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.

Section C:

TAX OFFICE & PNC BANK

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

Account Type	Qtr.	Due date	Amount Owed	Other
☒ Taxes/ ☐ W&S/Other	City Of Camden Water		-0-	<u>AM 7-8-26</u>
☐ Taxes/ ☒ W&S/Other	Camden Office		<u>2-e-v</u>	<u>SLD 7-20-26</u>
(Taxes/W&S/Other	Date <u>7-20-26</u>			
(Taxes/W&S/Other	Rep <u>SD</u>			
(Taxes/W&S/Other				

COMMENTS: _____

DATED: _____

PREPARED BY: _____



Thank you. The following payment has been successfully submitted.

Payment Submitted

Confirmation number: **2528653589**
Payment Date: **Jul 20, 2026 11:05:17 AM**
Payment Type: **City of Camden Water and Sewer Payments**
Account Number: **7707108598**
Payment Method: **MasterCard (Debit)**
Card Number: *******8750**
Payment Amount: **\$46.02**
Processing Fee: **\$1.95**
Total Amount Charged: **\$47.97**

FOR OFFICE USE ONLY

USE _____ BULK _____ APPEAL _____ INTERPRETATION _____
 SUBMISSION DATE: _____ COMPLETED DATE: _____

APPEAL for ZONING

Application is hereby made to the Zoning Board of Adjustment of the City of Camden for a variance in the Zoning Ordinance of the City of Camden.

1. Name and address of APPLICANT: Alshned Holdings LLC
165 Old Turnpike, Port Murray, New Jersey 07865
 Attorney's name (if applicable): Luke R. Grabiak, Esq. | Del Duca Lewis & Berr LLC
2. The applicant's interest in the property: Owner _____ Tenant _____ Other Contract Purchaser
3. Name and address of OWNER of Property: CSA 5 LLC
535 NJ-38, Suite 325, Cherry Hill, New Jersey
4. The property location is: 250 Mechanic Street, Block 277, Lot 65, Camden, New Jersey
5. Zone District: PRI - Port Related Industrial *Irregular shape
6. The lot has a frontage of 225.17 feet on Mechanic Street and a depth of 180 ft* feet.
7. How many Buildings are on the lot?: 1 Please describe building(s) giving the dimensions and number of stories: 1 story industrial masonry building
8. The PRESENT use(s) of the building and/or premises is/are: Vacant - former metal recycling facility
9. The PROPOSED use(s) of the building and/or premises is/are: _____
See enclosed Application Summary - Systemic dismantling of vehicles
 The PROPOSED construction and/or erection is: Repaving apron and drive aisle and roof addition over interior walled area
10. The Zoning officer denied a permit because: Use not permitted; site plan approval required.
11. Appeal is made under the Zoning Ordinance to permit: N/A - no appeal proposed.
12. The reasons why the appeal should be granted are: See enclosed Application Summary

DATE _____


 APPLICANT'S SIGNATURE

908-619-7871
 TELEPHONE NUMBER



VICTOR CARSTARPHEN
MAYOR

DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF CAMDEN
NEW JERSEY

DR. EDWARD C. WILLIAMS, PP, AICP, CSI
Division of Planning & Zoning
TEL: (856) 757-7214

April 14, 2026

ALSHNED HOLDINGS, LLC
165 OLD TURNPIKE
PORT MURRAY, NJ 07865

ZONING PERMIT DENIAL

RE: 250 MECHANIC STREET CAMDEN, NJ BLOCK: 277 LOT: 65
APPLICATION DATE: 3/23/2026 ZONE DISTRICT: PRI

DEAR SIR/MADAM:

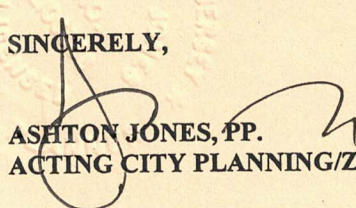
YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: USED CAR DEALER, SYSTEMIC VEHICLE
DISASSEMBLY AND PARTS SALE HAS BEEN DENIED FOR THE FOLLOWING

1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED.
2. SITE PLAN APPROVAL IS NEEDED.

YOU MAY APPEAL THIS DECISION WITHIN 20 DAYS OF THIS DENIAL, BY MAKING THE NECESSARY
APPLICATION TO THE DIVISION OF PLANNING, CITY HALL – ROOM 224, FOR A VARIANCE OR A SPECIAL
EXCEPTION IN THIS MATTER. ENCLOSED FOR YOUR CONVENIENCE IS SAID APPEAL FORM.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,


ASHTON JONES, PP.
ACTING CITY PLANNING/ZONING OFFICER

ENCLOSURE

Cc: Building Bureau