

## **ZONING BOARD OF ADJUSTMENT**

**REGULAR SCHEDULED MEETING OF SEPTEMBER 14, 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, September 9, 2026.**

#### **PUBLIC HEARING**

#### **APPROVAL OF MINUTES**

AUGUST 3, 2026  
AUGUST 24, 2026

#### **NEW BUSINESS**

**CAMDEN RISING 2, LLC – 1566 BRADLEY AVENUE – BLOCK: 1278 LOT: 41**  
PROPOSES AN EXISTING DUPLEX. 1. NJSA 40:55D-68 NON-CONFORMING USE RELIEF IS NEEDED.

**SANTO & JACQUELINE FATTORE – 1476 KENWOOD AVENUE – BLOCK: 1298 LOT: 17**  
PROPOSES A DUPLEX. 1. NJSA 40:55D-68 NON-CONFORMING USE RELIEF IS NEEDED.

**THE PHOENIX DEVELOPMENT GROUP – 1660-1662 FERRY AVENUE – BLOCK: 466 LOT: 2&3**  
PROPOSES CONSTRUCTION OF A TRIPLEX. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT DENSITY – D-1 USE VARIANCE IS NEEDED. 3. SIDE YARD, HEIGHT, LOT DEPTH, AND LOT AREA ARE DEFICIENT- C-1 BULK VARIANCE IS NEEDED FOR EACH. 4. LOT CONSOLIDATION IS REQUIRED. 5. OFF-STREET PARKING IS NEEDED. 6.0 SITE PLAN APPROVAL IS NEEDED.

**THE PHOENIX DEVELOPMENT GROUP – NW FERRY AVE & 4<sup>TH</sup> STREET – BLOCK: 466 LOT: 4**

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**AIR HOMES II, LLC – 2851 TUCKAHOE RD – BLOCK: 657 LOT: 11**

PROPOSE TO CONVERT A SINGLE-FAMILY DWELLING INTO A TRIPLEX AND A GARAGE INTO A DUPLEX. 1. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. 2. HPC APPROVAL IS NEEDED FOR ANY EXTERIOR WORK.

**ST JOSEPH’S CARPENTER SOCIETY – 283 RAND STREET – BLOCK: 1232 LOT: 47**

PROPOSES A SFD /W 4 FT FENCE. 1. LOT AREA IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

**ST JOSEPH’S CARPENTER SOCIETY – 210 WILMOT STREET – BLOCK: 1082 LOT: 26**

PROPOSES A SFD /W 4 FT FENCE. 1. LOT AREA AND WIDTH IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH.

**ST JOSEPH’S CARPENTER SOCIETY – 402 N 41<sup>ST</sup> STREET– BLOCK: 1008 LOT: 34**

PROPOSES REHAB AND FENCE REPLACEMENT. 1. LOT AREA, WIDTH, FRONT, SIDE SETBACK AND SIDE AGGREGATE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. REPLACEMENT FENCE CANNOT BE PLACED IN R.O.W.

**HENSTAR HOMES, LLC – 153 N. 34<sup>TH</sup> STREET – BLOCK: 1026 LOT: 34**

PROPOSES CONVERSION OF A GARAGE INTO A RESIDENTIAL DWELLING W/ SECOND FLOOR ADDITION ON THE SAME LOT AS AN EXISTING SINGLE-FAMILY DWELLING. 1. D-1 USE VARIANCE IS NEEDED FOR (2) DWELLING UNITS ON-SITE. 2. BULK VARIANCES ARE NEEDED FOR LOT AREA, FRONT, SIDE, AND REAR SETBACKS.

**LEYQEZ, LLC – 931 N. 22ND STREET – BLOCK: 855 LOT: 20**

PROPOSES CONSTRUCTION OF A SINGLE-FAMILY DWELLING. 1. LOT AREA AND WIDTH ARE DFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**MOLD SERVICE, LLC – 3081 CARMAN STREET – BLOCK: 1042 LOT: 60**

PROPOSES A DUPLEX. 1. LOT AREA, WIDTH, DEPTH, SIDE YARD SETBACK & LOT IMPERVIOUS COVERAGE – C-1 BULK VRIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**MOLD SERVICE, LLC – 1154 LANGHAM AVENUE – BLOCK: 1270 LOT: 81**

PROPOSES A DUPLEX. 1. LOT AREA, WIDTH, DEPTH, FRONT YARD, SIDE YARD SETBACKS, BUILDING & LOT COVERAGE – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED FOR EACH.

**MOLD SERVICE, LLC – 708 N.27<sup>TH</sup> STREET – BLOCK: 963 LOT: 71**

PROPOSES A DUPLEX. 1. LOT AREA, WIDTH, FRONT, SIDE, REAR SETBACKS & IMPERVIOUS COVERAGE – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS**

**August 3,2026**

**Granting Use Variance and Bulk Variance approval re: L'TANYA BROOKS - 1255-1257  
EMPIRE AVENUE – BLOCK: 1273 LOT: 76 – FENCE ALONG RIGHT OF WAY**

**Granting Use Variance, Bulk Variance and Site Plan approval re: THE MICHAELS  
ORGANIZATION – WS BDWY-WINSLOW/JEFFERSON – BLOCK: 497 LOT: 20 –  
CONSTRUCT 34 UNIT TOWNHOUSES**

**Granting Use Variance and Bulk Variance approval re: CSA IV, LLC – 719-725  
BROADWAY – BLOCK: 284 LOT: 22,23,25 & 94 – RETAIL W/ (9) APARTMENTS**

**Granting Use Variance and Bulk Variance approval re: CSA IV, LLC – 530-532 ROYDEN  
STREET – BLOCK: 212 LOT: 66 & 67 – PARKING LOT FOR 719-725 BROADWAY**

**Granting Use Variance and Bulk Variance approval re: TANIESHA WILSON – 751  
CHESTNUT STREET – BLOCK: 389 LOT: 62 – 4 APARTMENTS**

**Granting Bulk Variance approval re: HOLDING 12, LLC – 10 N 27<sup>TH</sup> STREET –  
BLOCK: 1113 LOT: 18 - DUPLEX**

**Granting Non-Conforming Use and Bulk Variances re: JONATHAN GABAY – 784  
WALNUT STREET - BLOCK: 382 LOT:2 - DUPLEX**

**Granting Use Variance and Bulk Variance approval re: JONATHAN GABAY – 786  
WALNUT STREET - BLOCK: 382 LOT:1 – (5) APARTMENTS**

**Denying Use Variance and Bulk Variance re: MY BROTHERS KEEPER – 502 STATE  
STREET – BLOCK: 771 LOT: 8 – ROOMING HOUSE**

**CLOSED SESSION TO DISCUSS PENDING LITIGATION**

**ADJOURNMENT**