

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 5, 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, October 1, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

SEPTEMBER 2026

OLD BUSINESS

CSA IV, LLC – 606 S. BROADWAY – BLOCK: 1419 LOT: 3

PROPOSES A TRIPLEX – CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

CSA IV, LLC – 601 ST JOHN STREET – BLOCK: 1419 LOT: 7

PROPOSES A STAND-ALONE PARKING LOT IN CONNECTION TO THE PROPOSAL AT 606. S. BROADWAY. 1. PROPOSED STAND-ALONE PARKING LOT - D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

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

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

NEW BUSINESS

ACL PROPERTIES, LLC – 555 PFEIFFER STREET – BLOCK: 1253 LOT: 126

PROPOSES A DUPLEX. 1. NJSA 40:55D – 68 NON-CONFORMING USE 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 & 4TH STREET – BLOCK: 466 LOT: 4

PROPOSES CONSTRUCTION OF A TRIPLEX. 1. 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. OFF-STREET PARKING - C-1 BULK VARIANCE IS NEEDED. 4. SITE PLAN APPROVAL IS NEEDED.

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.

HOLCOMB TRANSPORTATION, LLC – 124 S. 17TH STREET – BLOCK: 1198 LOT: 6

PROPOSES BUS STORAGE AND REPAIR MAINTENANCE FACILITY WITH SITE IMPROVEMENTS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HORIZON PROCUREMENT, LLC – 1200 ATLANTIC AVENUE – BLOCK: 1331 LOT: 100

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

DARLING INGREDIENTS – 1160 FERRY AVENUE – BLOCK: 587 LOT: 4

PROPOSES A TRAILER PARKING LOT. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. APPLICANT MUST DEMONSTRATE PARKING LOCATIONS WITH PARKING LAYOUT AND PROPOSED IMPROVEMENTS.

LAS FORTUNA PROPERTIES – 2911 MICKLE STREET- BLOCK: 1127 LOT: 27

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

K&T INVESTMENT SOLUTIONS, LLC – 1938 FILMORE STREET – BLOCK: 492 LOT: 42

PROPOSES A TRIPLEX. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. BULK VARIANCES ARE NEEDED FOR BUILDING COVERAGE, IMPERVIOUS COVERAGE, LOT AREA, SIDE, FRONT, REAR YARDS, LOT WIDTH, DEPTH AND OFF-STREET PARKING – C-1 BULK VARIANCE IS NEEDED FOR EACH. 4. HPC APPROVAL IS NEEDED. 4. SITE PLAN APPROVAL IS NEEDED.

CHARLY DE LA CRUZ – 2827 WESTFIELD AVENUE – BLOCK: LOT: 1112 28

PROPOSES AUTO TINT SHOP IN THE REAR OF A BARBERSHOP. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 3. FRONT, SIDE, REAR SETBACKS, BUILDING COVERAGE AND LOT COVERAGE – C-1 BULK VARIANCE IS NEEDED FOR EACH. 4. SITE PLAN APPROVAL IS NEEDED.

BADOPTION OF RESOLUTIONS

AUGUST 24, 2026

Granting Bulk Variance approval re: HEART OF CAMDEN – 411 CARL MILLER BLVD – BLOCK: 457 LOT: 53 – SINGLE FAMILY DWELLING

Granting Bulk Variance approval re: HEART OF CAMDEN – 410 WEBSTER STREET – BLOCK: 467 LOT: 20 – SINGLE FAMILY DWELLING

Granting Bulk Variance approval re: LONG BAY III, LLC – 1334 PRINCESS AVENUE – BLOCK: 1293 LOT: 84 – DUPLEX WITH EXTERIOR IMPROVMENTS & CURB CUT

Granting Bulk Variance approval re: MOLD SERVICE, LLC – 1433 BRADLEY AVENUE – BLOCK: 1276 LOT: 54 - DUPLEX

Granting Use Variance approval re: MOLD SERVICE, LLC – 1446 BRADLEY AVENUE – BLOCK: 1295 LOT: 3 - quadplex

Granting Use Variance approval re: MOLD SERVICE, LLC – 1448 BRADLEY AVENUE – BLOCK: 1295 LOT: 4 - quadplex

ADJOURNMENT