

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING OF OCTOBER 21, 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

AMENDED

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 **Monday, October 19, 2026.**

PUBLIC HEARING

OLD BUSINESS

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.

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.

NEW BUSINESS

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**

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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. **ADJOURNED UNTIL NOVEMBER 2, 2026**

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.

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.

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.

ADOPTION OF RESOLUTIONS

SEPTEMBER 7, 2026

Granting Non- Conforming Use re: CAMDEN RISING 2, LLC – 1566 BRADLEY AVENUE – BLOCK: 1278 LOT: 41 – DUPLEX

Granting Non- Conforming Use re: SANTO & JACQUELINE FATTORE – 1476 KENWOOD AVENUE – BLOCK: 1298 LOT: 17 – DUPLEX

Granting Bulk Variance approval re: ST JOSEPH’S CARPENTER SOCIETY – 283 RAND STREET – BLOCK: 1232 LOT: 47 -SFD REHAB W/ FENCE

Granting Bulk Variance approval re: ST JOSEPH’S CARPENTER SOCIETY – 210 WILMOT STREET – BLOCK: 1082 LOT: 26 -SFD REHAB W/ FENCE

Granting Bulk Variance approval re: ST JOSEPH’S CARPENTER SOCIETY – 402 N 41ST STREET– BLOCK: 1008 LOT: 34 – SFD REHAB W/ FENCE REPLACEMENT

Granting Use and Bulk Variance approval re: HENSTAR HOMES, LLC – 153 N. 34TH STREET – BLOCK: 1026 LOT: 34 - CONVERSION OF GARAGE W/ SECOND FL ADDITION - TWO RESIDENTIAL DWELLINGS ON THE SAME LOT

Granting Bulk Variance approval re: MOLD SERVICE, LLC – 3081 CARMAN STREET – BLOCK: 1042 LOT: 60– DUPLEX

Granting Bulk Variance approval re: MOLD SERVICE, LLC – 1154 LANGHAM AVENUE – BLOCK: 1270 LOT: 81– DUPLEX

Granting Bulk Variance approval re: MOLD SERVICE, LLC – 708 N.27TH STREET – BLOCK: 963 LOT: 71– DUPLEX

OCTOBER 5, 2026

Granting Bulk Variance approval re: HORIZON PROCUREMENT, LLC– 1200 ATLANTIC AVENUE – BLOCK: 1331 LOT: 100 - DUPLEX

Granting Non- Conforming Use re: ACL PROPERTY, LLC – 555 PFEIFFER STREET – BLOCK: 1253 LOT: 126 -DUPLEX

Granting Bulk Variance approval re: LAS FORTUNA PROPERTIES – 2911 MICKLE STREET- BLOCK: 1127 LOT: 27 - DUPLEX

ADJOURNMENT