

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING OF JULY 3, 2017 – 5:30PM
CITY COUNCIL CHAMBERS SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Robert H. Hamilton, Jr., Chairman
Darnell Hance, Vice Chairman
Dani Annise, Secretary
Isaias Martinez
Henrietta Washington
Theresa Atwood
Michael B. Jordan
Karen Merricks
Charles Cooper, Alternate #1
Franchesca Abed, Alternate #2

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, June 28, 2017

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

STEVEN MUNOZ 209-211 MARKET STREET, LLC RE 209-211 MARKET STREET – BLOCK 74 LOT(S) 27 & 28

PROPOSES A 30 UNIT APARTMENT BUILDING. 1. MULTI-FAMILY UNITS ARE NOT PERMITTED – (D) USE VARIANCE IS NEEDED. SITE PLAN APPROVAL IS NEEDED. **APPLICANT IS WITHDRAWING APPLICATION**

PROTO CONSTRUCTION RE 1515 HADDON AVENUE – BLOCK 1381 LOT 1

PROPOSES DEMO OF EXISTING OFFICE AREA AND RENOVATION. 1. INTERPRETATION MAYBE NEEDED FOR LEGAL NON-CONFORMING USE.

DARIO ALDAMA RE 1803 SOUTH BROADWAY – BLOCK 480 LOT 23

PROPOSES 1ST FLOOR GROCERY STORE AND 2ND FLOOR 2-BEDROOM APARTMENT. 1. SITE PLAN WAIVER OR APPROVAL MAYBE NEEDED – CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL.

GREGORY SMITH RE 1142 NORTH 19TH STREET – BLOCK 826 LOT 46

PROPOSES A DECK IN THE REAR OF THE HOUSE. 1. SIDE AND REAR SETBACKS ARE DEFICIENT (SIDE YARD – 10FT REQUIRED – 5FT PROPOSED) – (C) BULK VARIANCE IS NEEDED. (REAR YARDS – 20FT REQUIRED – 16FT PROPOSED) – (C) BULK VARIANCE IS NEEDED.

611 NORTH 2ND STREET, LLC RE 611 NORTH 2ND STREET – BLOCK 44 LOT 77

PROPOSES A (5) FAMILY APARTMENT HOUSE (REPLACE INTERIOR WALL) 1. MORE THAN (2) UNITS IN ONE STRUCTURE – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED. – (C) BULK VRIANCE IS NEEDED.

JUNIOR TINEO RE 1573 MT. EPHRAIM AVENUE – BLOCK 1352 LOT 44
PROPOSES 1ST FLOOR COMMERCIAL USE AND 2ND FLOOR FRONT & REAR (2)
BEDROOM DUPLEX. 1. OFF-STREET PARKING IS NEEDED – (C) BULK
VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER MAYBE
NEEDED.

ADOPTION OF RESOLUTIONS

JUNE 2017

Granting Use Variance Approval for Mixed Use and Height - Victor Abreu RE 25 North 23rd Street

Granting Use Variance Approval for Multiple Uses and Bulk Variance Approval for Off-Street Parking
and Setback Requirements - Ruben Acevedo RE 1025 North 31st Street

ADJOURNMENT