

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF SEPTEMBER 11, 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 Friday, **September 8, 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 and 4 COMMERCIAL OFFICE UNITS ON THE 1<sup>ST</sup> FLOOR 1. USE IS NOT PERMITTED – (MULTI-FAMILY UNITS) – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**DARIO ALDAMA RE 1803 SOUTH BROADWAY – BLOCK 480 LOT 23**

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

**611 NORTH 2<sup>ND</sup> STREET, LLC RE 611 NORTH 2<sup>ND</sup> 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.

**CFBG, INC. 317-319 MARKET STREET (200 FEDERAL STREET) – BLOCK 75 LOT 29**

PROPOSES OUTSIDE DINING AREA. 1. INTERPRETATION IS NEEDED – OUTSIDE DINING USE. 2. (D) USE VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL MAYBE NEEDED. 4. OFF-STREET PARKING MAYBE NEEDED – (C) BULK VARIANCE IS NEEDED.

**LEONA RYAN –WAY OF THE SPIRIT COUNSELING SERVICES 333 KAIGHN AVENUE – BLOCK 269 LOT 32**

PROPOSES AN OUTPATIENT TREATMENT FACILITY. 1. INTERPRETATION IS NEEDED – OUTPATIENT TREATMENT FACILITY – (D) USE VARIANCE MAYBE NEEDED IF INTERPRETATION IS DENIED BY ZBA. 2. SITE PLAN APPROVAL MAYBE NEEDED. 3. OFF-STREET PARKING MAYBE NEEDED.

**ERNEST WILLIAMS 1130 ATLANTIC AVENUE – BLOCK 1325 LOT 53**

PROPOSES A BOARDING HOME SHELTERING 5 SENIOR CITIZENS WITH MILD DISABILITIES, INCLUDES; FEEDING, SHOPPING AND SUPERVISING PRESCRIBED MEDICATION INTAKE VIA ON STAFF NURSE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

**MARIA LOPEZ 540 ROYAL AVENUE – BLOCK 1077 LOT 55**

PROPOSES A 5FT. FENCE WITH A BRICK WALL AND CARPORT. 1. HEIGHT OF FENCE WITH BRICK WALL EXCEEDS 4’ ALONG THE FRONTAGE – (C) BULK VARIANCE IS NEEDED. 2. FRONT AND SIDE YARD OF PROPERTY WITH CARPORT MAYBE DEFICIENT – (C) BULK VARIANCE IS NEEDED.

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

PROPOSES A BARBERSHOP AND (1) ONE BEDROOM APARTMENT. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN WAIVER MAY BE NEEDED FOR CHANGE OF USE.

**ADOPTION OF RESOLUTIONS –August 2017**

**Granting Interpretation of Legal Non-Conforming Use to Advance Hydraulic Systems, Inc. RE 1515 Haddon Avenue**

**Granting Use Variance to Gregory Smith RE 1142 North 19<sup>TH</sup> Street**

**Granting Bulk Variance Approval and Site Plan Waiver to Junior Tineo RE 1573 Mt. Ephraim Avenue**

**Granting Use Variance and Bulk Variance to Ramona Fitzgerald RE 1484 Kaighn Avenue**

**Granting Use Variance and Site Plan Waiver to T-Mobile USA/Steven Wilcox RE 130 North Broadway**

**Granting Bulk Variance to SPF Owner, LLC – Practice Facility RE 9 Legends Lane**

**ADJOURNMENT**