

**AMENDED:**

**CAMDEN CITY ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING OF JANUARY 6, 2014 - 5:30 P.M.  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL  
PROPOSED AGENDA**

**ROLL CALL**

Robert H. Hamilton Jr. Chairman  
Darnell Hance, Vice Chairman  
Dani Annise, Secretary  
R. Mongaliso Davis  
Pamela Robb  
Arthur Barclay  
Isaias Martinez  
Henrietta Washington, Alternate No. 1

Brian Schaffer, 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 Clerk's Office on December 30, 2013.

**RE-ORGANIZATION OF BOARD**

Appointment of Temporary Chairman  
Nomination of Chairman  
Election of Chairman  
Nomination of Vice Chairman  
Election of Vice Chairman  
Appointment of Secretary  
Appointment of Attorney  
Adoption of Meeting Dates for 2014

**PUBLIC HEARINGS**

**MOHAMMAD ROOM – RE 1068 KAIGHN AVENUE - BLOCK 410 LOT 1**

Proposes awning sign @88 square feet – Commercial C-2 Zone - AWNING SIGN EXCEEDS SIGN LIMIT OF 40 SQUARE FEET – USE VARIANCE NEEDED (No appearance at December 2<sup>nd</sup> meeting)

**CONTINUED - BIENVENIDO ALMONTE – RE 113 NORTH 27<sup>TH</sup> STREET  
BLOCK 1169 LOT 41**

Proposes conversion to duplex – Residential R-2 Zone – MINIMUM SIDE YARD 25 FT REQUIRED, 0.87 FT PROPOSED - BULK VARIANCE NEEDED, MINIMUM AGGREGATE SIDE YARD, 25 FT REQUIRED, 13.42 PROPOSED. BULK VARIANCE NEEDED. Continued for color photos and Interpreter)

**JOAQUIN MALDONADO – RE 931 LOIS AVENUE – BLOCK 937 LOT 42**

Proposes to construct 5 FT. 7 INCH FRONT AND SIDE FENCE WITH GATES – Residential R-2 Zone – HEIGHT OF FENCE ALONG FRONT OF PROPERTY IS NOT PERMITTED – 4 FT. REQUIRED, 5 FT 7 IN PROPOSED - BULK VARIANCE NEEDED. (No appearance at December 2<sup>nd</sup> meeting)

**MARIE CHAVEZ – RE 313 NORTH 40<sup>TH</sup> STREET – BLOCK 1019 LOT 21**

Proposes six foot fence in front of property – Residential R-2 Zone – HEIGHT OF FENCE EXCEEDS MAXIMUM OF FOUR FEET – BULK VARIANCE IS NEEDED (No appearance at December 2<sup>nd</sup> meeting)

CONTINUED - DAVID ROGERS – RE 838 HADDON AVENUE – BLOCK 937  
LOT 42

Proposes Rooming House for five – Commercial C-1 Zone – USE IS  
PROHIBITED – USE VARIANCE IS NEEDED – OFF STREET PARKING  
REQUIREMENTS – BULK VARIANCE IS NEEDED

CONTINUED - FABIAN MUNEZ – RE 2302 FEDERAL STREET - BLOCK 1160  
LOT 44

Proposes Custom apparel, Digital Design (air brushing) – Commercial C-2 –  
Two principal uses on same lot – USE VARIANCE NEEDED - Off Street  
Parking Requirements, BULK VARIANCE NEEDED – (Continued for detailed  
photos)

KIYON YI – RE 2820 MT EPHRAIM AVENUE – BLOCK 715 LOT 2

Proposes one free standing sign @30 sq. ft. – ONE FREE STANDING SIGN  
PER BUSINESS, USE VARIANCE NEEDED

GERARDO MUNIZ – RE 830-40 SOUTH FIFTH STREET – Block 303 Lot 20

Proposes auto sales with existing auto repair- Residential R-2 Zone – USE NOT  
PERMITTED, USE VARIANCE NEEDED – OFF STREET PARKING  
REQUIRED, BULK VARIANCE NEEDED

ELBA CARRAEQUILLA – RE 701-03 NORTH 18<sup>TH</sup> STREEET – BLOCK 779  
LOT 29

First floor vacant commercial, Second floor, two Bedroom apartment –  
Commercial C-1 Zone – USE NOT PERMITTED, USE VARIANCE NEEDED –  
OFF STREET PAARKING REQUIREMENTS – BULK VARIANCE NEEDED

JANE HUYNH – RE 3707 WESTFIELD AVENUE – BLOCK 1017 LOT 53

Proposes Community Center for translation for Vietnamese persons -  
Commercial C-1 Zone – SITE PLAN APPROVAL NEEDED, CHANGE OF  
USE – AWNING SIGN EXCEEDS PERMITTED SIZE, BULK VARIANCE  
NEEDED

LANC, LLC – RE 332 SOUTH 17<sup>TH</sup> STREET – BLOCK 209 LOT 4

Proposes warehousing of wine, beer, liquor – TOD Zone – USE NOT  
PERMITTED, USE VARIANCE NEEDED – OFF STREET PARKING  
REQUIREMENTS, BULK VARIANCE NEEDED

WILSON CARTEGNENA – RE 2318 RIVER ROAD – BLOCK 862 LOT 75

Proposes six foot fence on side only – Commercial C-2 Zone – HEIGHT OF  
FENCE ON 24<sup>TH</sup> STREET EXCEEDS LIMIT OF FOUR FEET – BULK  
VARIANCE NEEDED

KINE & DIANE FULTON – RE 944 PEARL STREET – BLOCK 88 LOT 44

Proposes four apartments, three efficiencies and one two bedroom – Residential  
R-2 Zone – USE NOT PERMITTED, USE VARIANCE NEEDED – OFF STREET  
PARKING REQUIREMENTS, BULK VARIANCE NEEDED

CAMDEN CITY REAL ESTATE HOLDING CORP. – RE 34-46 NORTH 4<sup>TH</sup> STREET  
BLOCK 120 LOT 58

Proposes nine hanging signs – NUMBER OF SIGNS EXCEED LIMIT OF  
SIGNS, BULK VARIANCE NEEDED - USE VARIANCE MAYBE NEEDED  
FOR HANGING SIGNS

OLD BUSINESS

Adoption of Resolutions

Denying Use and Bulk Variances to John Allen RE 1446 Kenwood Avenue  
(Duplex)

Use and Bulk Variances to Brigilda Rodriguez RE 3336 Federal Street  
(apartments)  
Granting Use and Bulk Variances to Brother Homes Inc RE 24 So. 41<sup>st</sup> Street  
(apartments )  
Granting Use Variance to Camden County OEO RE 932 Jackson Street  
(Animated sign)  
Granting Use and Bulk variances to Zayed Abed RE 619 Pine Street (Duplex) n)  
Granting Use Variance to Isaac Dean RE 1322 Mt. Ephraim Avenue Awning  
sign)  
Granting Bulk Variances to Abed Abed RE 850 Haddon Avenue (Duplex)

NEW BUSINESS

Decisions on cases heard

ADJOURNMENT