

CAMDEN CITY
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING OF SEPTEMBER 12, 2016 - 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

Isaias Martinez
Henrietta Washington
Theresa Atwood
Michael B. Jordan
Karen Merricks

Charles Cooper, Alternate, #1
Franchesca Abed, Alternate #2

Kyle F. Eingorn, Esquire, 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 September 6, 2016

PUBLIC HEARINGS

CONTINUED – DAGMARIS RJUIZ – RE 1744 FEDERAL STREET –
BLOCK 1187 LOT 9

PROPOSES AN AUTO DETAILING SHOP – OFF STREET PARKING
NEEDED – BULK VARIANCE IS NEEDED – (CONTINUED FOR
AMENDING APPLICATION AND RENOTICE)

SASHA TROCHE – RE 1019 NO. 26TH STREET – BLOCK 855 LOT 5 R-2
PROPOSES SIX FOOT FENCE W/BARBED WIRE – CONCRETE AND
CAR PORT- USE IS NOT PERMITTED – USE VARIANCE IS NEEDED –
BARBED WIRE IS PROHIBITED – USE VARIANCE IS NEEDED SIX
FOOT FENCE EXCEEDS MAXIMUM HEIGHT OF FOUR FEET –
BULK VARIANCE IS NEEDED

LUIS AND TERESA SEPULVEDA – RE 1572 COLLINGS ROAD – BLOCK 734
LOT 3 – R-1

PROPOSES DUPLEX RESALE – FAIRVIEW REDEVELOPMENT PLAN –
USE OF DUPLEX IS NOT PERMITTED -USE VARIANCE IS NEEDED –
OFF STREET PARKING IS NEEDED – BULK VARIANCE IS NEEDED

PEDRO MONT - RE 3309 RIVER ROAD – BLOCK 927 LOT 66 C-2
PROPOSES A DUPLEX - - CRAMER HILL REDEVELOPMENT PLAN –
OFF STREET PARKING IS NEEDED – BULK VARIANCE IS NEEDED
NEED PLOT PLAN WITH BUILDING NOTED FOR REVIEW FOR
SETBACK REQUIREMENTS

DKD, LLC - RE 511 MARKET STREET - B LOCK 1193 LOT 36 U-S
PROPOSES 207 SQUARE FOOT BILLBOARD- DOWNTOWN
REDEVELOPMENT PLAN - BILLBOARDS ARE EXPRESSLY
PROHIBITED - USE VARIANCE IS NEEDED - NO SIGNS THAT USE
FLASHING, BLINKING OR MOTION ARE NOT PERMITTED -USE
VARIANCE IS NEEDED -NO SIGN SHOULD BE MORE THAN FIVE
FEET IN HEIGHT - USE VARIANCE IS NEEDED

JOANNE CRANMER - RE 74-A SO. 26th STREET - BLOCK 1167 LOT 55 R2
PROPOSES A DUPLEX - MINIMUM LOT SIZE 4,000 SQ.FT. -
PROPOSED 1,540 SQ FT - (D) USE VARIANCE IS NEEDED - MINIMUM
LOT WIDTH - 40 FT - PROPOSED 38 FT - BULK VARIANCE IS
NEEDED - REAR, FRONT AND SIDE YARDS ARE
DEFICIENT - BULK VARIANCE IS NEEDED FOR EACH - OFF
STREET PARKING IS NEEDED - BULK VARIANCE IS NEEDED

NICKKOLENE NEAL - RE 1155 HADDON AVENUE - BLOCK 1314
LOT 35

PROPOSES A TWO FAMILY DWELLING - - OFF STREET
PARKING IS NEEDED - (C) BULK VARIANCE IS NEEDED -
LOT SIZE MINIMUM IS 4,000 SQ FT - REQUIRED 1,400 SQ FT -
(D) USE VARIANCE IS NEEDED - FRONT, REAR AND SIDE
YARDS DEFICIENT - (C) BULK VARIANCE IS NEEDED

VCG CONSTRUCTION - RE 2025 BROADWAY - BLOCK 499 LOT 3 C-1
PROPOSES AN OFFICE WITH WAREHOUSE FOR CONSTRUCTION
COMPANY TO STORE EQUIPMENT - USE IS NOT PERMITTED - (D)
USE VARIANCE IS NEEDED - OFF STREET PARKING MAYBE
NEEDED - BULK VARIANCE IS NEEDED

PROPERTY MEDICS, LLC - RE 551 NO. 28TH STREET - BLOCK 977 LOT 20
PROPOSES A DUPLEX - MINIMUM LOT SIZE - 4,000 SQ. FT. -
REQUESTED - 1,600 SQ.FT. - (D) USE VARIANCE IS NEEDED -
SETBACKS FOR SIDE AND FRONT YARDS REQUIRED - (C) BULK
VARIANCE IS NEEDED - OFF STREET PARKING IS NEEDED - (C) BULK
VARIANCE IS NEEDED

SAM SARIN DBA VICTORS PUB - RE - ONE MARKET STREET - BLOCK 71
LOT A

PROPOSES A COMMERCIAL PARKING LOT - THE DOWNTOWN
REDEVELOPMENT PLAN PROVIDES FOR PARKING LOTS AS
ACCESSORY USES - THE CURRENT ACCESSORY PARKING LOT
PROPOSED FOR A COMMERCIAL PARKING LOT REQUIRES
VARIANCE AS THE ACCESSORY BECOMES A PRINCIPAL USE - (D)
VARIANCE IS NEEDED - APPLICANT CAN ALSO REQUEST AN
INTERPRETATION

Mt. EPHRAIM, LLC - RE 1715-25 MT. EPHRAIM AVENUE - AMENDED
FINAL SITE PLAN APPROVAL

SEEKING WAIVER OF IMPACT FEE CONTAINED IN SECTION 577-
230- WHICH PROVIDES FOR AN IMPACT FEE TO BE CHARGED FOR
EACH DEFICIENT PARKING SPACE IN THE EVENT A PARKING
VARIANCE IS GRANTED. SHOULD THE CITY DETERMINE THAT
THE SPACES PROVIDED PURSUANT TO APPROVALS PREVIOUSLY
GRANTED ARE, IN FACT, INADEQUATE TO SERVE THE PARKING
NEEDS OF THE LOT AS DEVELOPED, THEN, THE APPLICANT
SHALL APPLY FOR PERMITS TO DEVELOP AT LEAST 19 PARKING
SPACES ON THE LOT IT CURRENTLY OWNS ACROSS THE STREET.
SHOULD THE APPLICANT FAIL OR REFUSE OR SHOULD
DEVELOPMENT OF THE LOT ACROSS THE STREET PROVE

IMPOSSIBLE FOR ANY REASON THEN THIS WAIVER SHALL LAPSE
AND THE CITY OF CAMDEN SHALL HAVE THE RIGHT TO SEEK
ENFORCEMENT OF ITS ORDINANCE.

THE LOT ACROSS THE STREET IS IDENTIFIED AS CONSOLIDATED LOTS
86, 87, 89, 91, 92 and 93, BLOCK 1363 ON THE TAX MAP FOR THE CITY OF
CAMDEN AND IS SUFFICIENTLY LARGE TO ACCOMMODATE UP TO 19
PARKING SPACES.

ADOPTION OF RESOLUTIONS

Granting Use Variance to Luis Quinones RE 322 Summit Street – Fence

Granting Use & Bulk Variances to 809 Properties RE 2798 Benson Street –
Commercial-Residential

Granting Bulk Variance to W. Keith Williams RE 219 Market Street –
Commercial-Residential-

Granting Use and Bulk Variances to Faustino Batista RE 47 So. 27th Street –
Four apartment units

Denying Use and Bulk Variances to Lashunda Carter RE 1234 Chase Street –
Boarding House

ADJOURNMENT