

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING OF OCTOBER 3, 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 29, 2016

PUBLIC HEARINGS

CONTINUED - DAGMARIS RUIZ - RE 1744 FEDERAL STREET -  
BLOCK 1187 LOT 9

PROPOSES AN AUTO DETAILING SHOP - OFF STREET PARKING IS  
NEEDED - BULK VARIANCE IS NEEDED - (CONTINUED FOR  
AMENDING APPLICATION AND RE-NOTICE).

SASHA TROCHE - RE 1019 NORTH 26<sup>th</sup> STREET - BLOCK 1855 - LOT 5  
PROPOSES SIX FOOT FENCE W/BARBED WIRE- CONCRETE AND  
CARPORT - 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.

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.

PROPERTY MEDICS, LLC - RE 551 NO. 28<sup>th</sup> 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 8

PROPOSES A COMMERCIAL PARKING LOT - THE DOWNTOWN  
REDEVELOPMENT PLAN PROVIDES FOR PARKING LOTS AS  
ACCESSORY USES - THE CURRENT ACCESSORY PARKING LOT IS  
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 - BLOCK 1363  
LOT(S) 86, 87, 89, 91, 92 AND 93. - 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.

VCI GROUP, INC. - RE 100 SO. 17th STREET, BLOCK 1198 LOT 5  
PROPOSES WIRELESS TELECOMMUNICATION FACILITY - USE IS  
NOT SPECIFICALLY PERMITTED IN THE TOD ZONE - USE  
VARIANCE IS NEEDED - HEIGHT VARIANCE MAYBE NEEDED FOR  
MONOPOLE AND FENCING -- PRELIMINARY AND FINAL SITE  
PLAN.

CAMDEN SOPHISTICATED SISTERS - RE 2204 SO. SEVENTH STREET-  
BLOCK 604 LOT(S) 1, 28, 29 & 708  
PROPOSES A COMMUNITY CENTER-USE IS NOT PERMITTED-USE  
VARIANCE IS NEEDED- CHANGE OF USE-SITE PLAN APPROVAL IS  
NEEDED.

HOPE COMMUNITY CHARTER SCHOOL - 900 SO. FOURTH STREET-  
BLOCK 305 LOT 72  
PROPOSES AN 8 FOOT FENCE-FENCE HEIGHT EXCEEDS THE  
MAXIMUM 4 FT. ALONG THE FRONTAGE-(C) BULK VARIANCE IS  
NEEDED.

RICHARD & DONNA HACKETT - RE 1448 SO. NINTH STREET-BLOCK 416  
LOT 61  
PROPOSES A SECOND FLOOR DECK - REAR, SIDE AND BACK LOTS  
ARE DEFICIENT- (C) BULK VARIANCES ARE NEEDED FOR EACH --  
HEIGHT OF DECK EXCEEDS 6 FT. IN HEIGHT - BULK VARIANCE.

GREGORY SMITH - 1142 NO. 19th STREET - BLOCK 826 LOT 46  
PROPOSES A DECK IN REAR OF HOUSE - SIDE AND REAR  
SETBACKS ARE DEFICIENT - SIDE YARD 10 FT. REQUIRED 5 FT.  
PROPOSED - (C) BULK VARIANCE NEEDED - REAR YARD 20 FT.  
REQUIRED -16 FT. PROPOSED (C) BULK VARIANCE IS NEEDED

**ADOPTION OF RESOLUTIONS**

Granting Use and Bulk Variances to Luis and Teresa Sepulveda Re 1572 Collings Rd. Duplex

Granting Use variances to DKD LLC Re One Market Street Commercial/Billboard

Granting Use and Bulk Variances to Joanne Cramer Re 74A South 26<sup>th</sup> Street Duplex

Granting Use and Bulk Variances to Nickolene Neal Re 1155 Haddon Avenue Two Family Dwelling

Granting Use and Bulk Variances to VCG Construction Re 2025 Broadway Commercial

**ADJOURNMENT**