

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING OF DECEMBER 5, 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, 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 December 2, 2016

PUBLIC HEARINGS

**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. 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 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.**

**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 IS
NEEDED.**

**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.**

**GROUND UP, INC. - RE 854 HADDON AVENUE – BLOCK 365 LOT 33
PROPOSES A DUPLEX – MINIMUM LOT SIZE IS DEFICIENT 4000 SQ.
FT. REQUIRED – 1725 SQ. FT. PROPOSED – (D) USE VARIANCE IS
NEEDED – VARIANCES MAYBE RERQUIRED FOR ALL SET
BACKS AS APPROPRIATE.**

**NORKY JAQUEZ – RE 1700 FEDERAL STREET – BLOCK 1187 LOT 1
PROPOSES A FURNITURE STORE – USE IS NOT PERMITTED - USE
VARIANCE IS NEEDED - OFF STREET PARKING MAYBE NEEDED -
BULK VARIANCE NEEDED – SITE PLAN WAIVER MAYBE NEEDED.**

**DUBELL LUMBER COMPANY – RE 2820 MT EPHRAIM AVENUE – BLOCK
715 LOTS 2&3
REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL
AND SUBMISSIONS, WAIVERS AND VARIANCES RELATED
THERE TO. (TO BE CONTINUED ON JANUARY 9, 2017)**

**MILDRED ROJAS – RE 1015 LOWELL STREET – BLOCK 440 LOT 87
PROPOSES OFFICE SPACE FOR A NON-PROFIT ORGANIZATION
WITH A CLASSROOM FOR A YOUTH ENTREPRENEURIAL TRAINING
PROGRAM – USE NOT PERMITTED – (D) USE VARIANCE IS NEEDED.
CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.**

**ERIC STARIKOVASKY – RE 120 LINDEN STREET – BLOCK 62 LOT 11
PROPOSES ROOMING HOUSE-USE IS NOT PERMITTED – OFF-
STREET PARKING IS NEEDED- (C) BULK VARIANCE IS NEEDED-SITE
PLAN WAIVER MAY BE NEEDED.**

**LAURA ESPAILLAT & DYNAMIC MINDS EARLY CHILDHOOD CENTER,
LLC– RE 102 SOUTH 35TH STREET BLOCK 1064 LOT 45
PROPOSES AN EARLY CHILDHOOD CENTER – (D) USE VARIANCE IS
NEEDED FOR CHANGE OF USE. PLANNING BOARD APPROVAL IS
NEEDED.**

ADOPTION OF RESOLUTIONS

**Granting Use and Bulk Variance on Condition of Payment of Taxes, Liens and Other
Obligations at Closing to DuBell Lumber Company-Lumber Yard – Re: 2820 Mt.
Ephraim Avenue**

Granting Bulk Variance Approval to NINSA, LLC - RE 1500 So. 8th Street – fence

**Granting Approval of Certification of Non-Conforming Use to IPAK REAL
ESTATE, LLC – RE 1599 Admiral Wilson Boulevard**

ADJOURNMENT