

**AMENDED**

**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING OF JANUARY 9, 2017 - 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 Wednesday, January 4, 2017.**

**REORGANIZATION OF BOARD**

**Appointment of Temporary Chairman  
Nomination of Chairman  
Election of Chairman  
Nomination of Vice Chairman  
Election of Vice Chairman  
Appointment of Vice Secretary  
Appointment of Board Attorney  
Appointment of Board Conflict Attorney**

**PUBLIC HEARING**

**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 THERETO.**

**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.**

**CARLOS VILLEGAS – RE 243 MORSE STREET – BLOCK 1234 LOT 16**

**PROPOSES A WALL WITH FENCE ON TOP NOT TO EXCEED 6 FT. IN HEIGHT \_ FRONT YARD HEIGHT OF WALL EXCEEDS 4 FT. IN HEIGHT – FRONT YARD HEIGHT IS 6 FT – (C) BULK VARIANCE IS NEEDED**

**UBALDO BURGOS- RE 864 NO. 30<sup>TH</sup> STREET – BLOCK 95 LOT 6  
PROPOS ES REBUILD GARAGE WITH CARPORT ATTACHED-  
INSTALL ATTIC LADDER – REPLACE VINYL SIDING AND  
REPLACE 5 WINDOWS – RECONSTRUCTED GARAGE – INSPECTION  
REVEALS A PLASTIC BASED MATERIAL GARAGE - NEW GARAGE  
DOES NOT MEET THE REQUIRED REAR AND SIDE SETBACKS  
REQUIREMENTS – (C) BULK VARIANCE MAYBE NEEDED**

**IRENO CEDANO – RE 1027 NO. 21<sup>ST</sup> STREET – BLOCK 850 LOT 17  
PROPOSES A DUPLEX – MINIMUM LOT SIZE IS 4,000 SQ. FT. –  
PROPOSED 3,750 (D) USE VARIANCE IS NEEDED – MINIMUM LOT  
WIDTH IS 40 FT. – PROPOSED IS 37.58 FT - (C) BULK VARIANCE IS  
NEEDED. – OFF STREET PARKING IS NEEDED. – SIDE AND REAR  
YARDS MAY BE DEFICIENT – (C) BULK VARIANCE IS NEEDED.**

**GENAO, A QO L HEALTHCARE COMPANY, LLC - RE 400 MARKET STREET  
PROPOSES LONG TERM CARE PHARMACY - TWO PRINCIPAL USES  
ON SAME LOT - (D) USE VARIANCE IS NEEDED – OFF STREET  
PARKING MAYBE NEEDED. – (C) BULK VARIANCE IS NEEDED. –  
SITE PLAN WAIVER IS NEEDED.**

**ABDUL HAI – RE 1417 BAIRD BOULEVARD  
PROPOSES A DUPLEX – MINIMUM LOT SIZE – 4,000 SQ. FT. –  
PROPOSED IS 3,364 SQ. FT. – (C) USE VARIANCE IS NEEDED.  
MINIMUM LOT SIZE IS 40 FT. – PROPOSED IS 29 SQ. FT. – (C) BULK  
VARIANCE IS NEEDED. SIDE YARD IS DEFICIENT – (C) BULK  
VARIANCE IS NEEDED-- - 10 FT. MINIMUM – PROPOSED 0 FT. ONE  
SIDE. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS  
NEEDED. (PARKSIDE REDEVELOPMENT PLAN)**

#### **ADOPTION OF RESOLUTIONS**

**Granting Use and Bulk Variances to Pre - Property Medics  
RE 551 No. 28<sup>th</sup> Street – Duplex**

**Granting Bulk Variance to Richard and Donna Hackett  
RE 1448 So. 9<sup>th</sup> Street – Second Floor Deck**

**Granting Use Variance to Ground Up, Inc.  
RE 854 Haddon Avenue – Duplex**

**Granting Use and Bulk Variance Approvals to Norky Jaquez  
RE 1700 Federal Street – Furniture Store**

**Denying Application without Prejudice RE 3309 River Road - Duplex**

**Granting Use Variance and Bulk Variance Approvals to  
Laura Espailat RE 102 So. 35<sup>th</sup> Street - Early Childhood Center**

#### **ADJOURNMENT**