

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING OF FEBRUARY 6, 2017 – 5:30
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, February 1, 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

**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
S 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 – CONTINUED FOR PHOTOGRAPHS**

**UBALDO BURGOS- RE 864 NO. 30TH 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. 21ST 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, AQO 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)**

**STARS REALTY - RE 1470 HADDON AVENUE
PROPOSES A BAMQUET FACILITY AT ANADULT MEDICAL
DAYCARE CENTER – MORE THAN ONE USE ON PRINCIPAL LOT –
(D) USE VARIANCE IS NEEDED – SITE PLAN APPROVAL MAYBE
NEEDED - IN THE ALTERNATIVE OFF STREET PARKING I
IS NEEDED**

**ELIZABETH SOLIS – RE 1047 HADDON AVENUE
PROPOSES BEAUTY SALON AND SEASONNAL TAX OFFICE
MORE THAN ONE USE ON SAME LOT – D)USE VARIANCE IS
NEEDED - - SITE PLAN APPROVAL MAYBE NEEDED – OFF STREET
PARKING IS NEEDED IF SITE PLAN WAIVER IS GRANTED**

ADOPTION OF RESOLUTIONS

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

**Granting Bulk Variance to Richard and Donna Hackett
RE 1448 So. 9th 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 Espaillat RE 102 So. 35th Street - Early Childhood Center**

**Granting Preliminary and Final Site Plan Approval to DuBell Lumber
RE 2820 Mt Ephraim Avenue**

ADJOURNMENT