

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING OF MARCH 6, 2017 – 5:30 PM
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 Tuesday, February 28, 2017

PUBLIC HEARING

OLD BUSINESS

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

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

NEW BUSINESS

TINGELICA, LLC RE 1349 CARL MILLER BOULEVARD

PROPOSES A DUPLEX – MINIMUM LOT SIZE – 2,400 SQ. FT. – (D) USE VARIANCE IS NEEDED. MINIMUM LOT WIDTH – 40 FT. REQUIRED- 24.62 SQ. FT. PROPOSED – (C) BULK VARIANCE IS NEEDED. VARIANCES NEEDED FOR FRONT AND SIDE YARD SETBACKS – (C) BULK VARIANCE IS NEEDED. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

KYISHA LINGO RE 2415 SOUTH 8TH STREET

PROPOSES A DUPLEX (ELECTRIC METER 2ND FLOOR) – MINIMUM LOT SIZE 4,000 SQ. FT. REQUIRED – 1,300 SQ. FT. PROPOSED – (C) BULK VARIANCE IS NEEDED. OFF-STREET PARKING IS NEEDED. – (C) BULK VARIANCE IS NEEDED. – BULK VARIANCES MAY BE NEEDED FOR FRONT & REAR SETBACKS.

ADOPTION OF RESOLUTIONS

**Granting Use Variance to Mildred Rojas
RE 1015 Lowell Street**

**Granting Bulk Variances to Carlos Villegas
RE 243 Morse Street – A Wall with Fence on top**

**Granting Bulk Variance to Ubaldo Burgos
RE 864 North 30th Street – Rebuild Garage with Carport**

**Granting Use Variance and Bulk Variance to Abdul Hai
RE 1417 Baird Boulevard – A Duplex**

**Granting Use Variance to Elizabeth Solis
RE 1047 Haddon Avenue – A Beauty Salon and Seasonal Tax Office**

Reorganization - APPROVED

**Appointment of Temporary Chairman
Election of Chairman - Robert Hamilton, Jr.
Election of Vice Chairman – Darnell Hance
Appointment of Board Attorney – Dembo, Brown & Burns, LLP
Appointment of Board Conflict Attorney – Mattleman, Weinroth & Wise**

ADJOURNMENT