

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF NOVEMBER 6, 2017 – 5:30PM  
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, November 1, 2017.**

**PUBLIC HEARING**

**OLD BUSINESS**

**LEONA RYAN –WAY OF THE SPIRIT COUNSELING SERVICES 333 KAIGHN AVENUE – BLOCK 269 LOT 32**

PROPOSES AN OUTPATIENT TREATMENT FACILITY. 1. INTERPRETATION IS NEEDED – OUTPATIENT TREATMENT FACILITY – (D) USE VARIANCE MAYBE NEEDED IF INTERPRETATION IS DENIED BY ZBA. 2. SITE PLAN APPROVAL MAYBE NEEDED. 3. OFF-STREET PARKING MAYBE NEEDED.

**ERNEST WILLIAMS 1130 ATLANTIC AVENUE – BLOCK 1325 LOT 53**

PROPOSES A BOARDING HOME SHELTERING 5 SENIOR CITIZENS WITH MILD DISABILITIES, INCLUDES; FEEDING, SHOPPING AND SUPERVISING PRESCRIBED MEDICATION INTAKE VIA ON STAFF NURSE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

**MARIA LOPEZ 540 ROYAL AVENUE – BLOCK 1077 LOT 55**

PROPOSES A 5FT. FENCE WITH A BRICK WALL AND CARPORT. 1. HEIGHT OF FENCE WITH BRICK WALL EXCEEDS 4' ALONG THE FRONTAGE – (C) BULK VARIANCE IS NEEDED. 2. FRONT AND SIDE YARD OF PROPERTY WITH CARPORT MAYBE DEFICIENT – (C) BULK VARIANCE IS NEEDED.

**CHARLY DE LA CRUZ 2827 WESTFIELD AVENUE – BLOCK 1112 LOT 28**

PROPOSES A BARBERSHOP AND (1) ONE BEDROOM APARTMENT. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN WAIVER MAY BE NEEDED FOR CHANGE OF USE.

## **NEW BUSINESS**

### **THE COOPER HEALTH SYSTEM 3 COOPER PLAZA – BLOCK 1443 LOT 6**

PROPOSES A REPLACEMENT SIGN OF 2 DOUBLE SIDED PANELS 8.62 SQ. FT. AND 1 NEW MOUNTED FAÇADE 68.6 SQ. FT. 1. SIZE OF SIGN EXCEEDS THE LIMIT OF 40 SQ. FT. – (C) BULK VARIANCE IS NEEDED. 2. HEIGHT OF THE SIGN EXCEEDS 5 FT. – (D) USE VARIANCE IS NEEDED.

### **ST. JOHN BAPTIST CHURCH 400 NORTH 30<sup>TH</sup> STREET – BLOCK 1097 LOT 1**

PROPOSES ONE (1) FREESTANDING DIGITAL SIGN AND TWO (2) PIN MOUNTED SIGNS. 1. DIGITAL SIGN IS PROHIBITED – (D) USE VARIANCE IS NEEDED.

### **LIZETTE SORIA 632 BEIDEMAN AVENUE – BLOCK 988 LOT 78**

PROPOSES AN OUTDOOR COOKING AREA. 1. MINIMUM SETBACK (REAR) IS 20 FT. – PROPOSED IS 3 FT. – (C) BULK VARIANCE IS NEEDED. 2. MINIMUM SETBACK (SIDE) IS 10 FT. – PROPOSED IS 2 FT. – (C) BULK VARIANCE IS NEEDED.

## **ADOPTION OF RESOLUTIONS – October 2017**

**Granting Use Variance and Bulk Variance Approval to 611 North 2<sup>nd</sup> Street, LLC RE 611 North 2<sup>nd</sup> Street - Multi Family Dwelling with five (5) Unit Apartment/Off-street Parking**

**Granting Use Variance, Bulk Variance and Off-street Parking Approval to Camden Cargo Express RE 1103 North 20<sup>th</sup> Street – Off-street Parking and Site Plan Waiver**

## **ADJOURNMENT**