

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MARCH 5, 2018 – 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 **Tuesday, February 27, 2018.**

**PUBLIC HEARING**

**OLD BUSINESS**

**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.

**MELVIN ALVAREZ 527 VINE STREET – BLOCK 773 LOT 62**

PROPOSES A DUPLEX. 1. MINIMUM LOT SIZE – (4,000 SQ. FT. REQUIRED) (1,500 SQ. FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 2. MINIMUM LOT WIDTH – 40FT. REQUIRED – 15FT. PROPOSED – (C) BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**NEW BUSINESS**

**AAAJM Wisdom, LLC 404 CHAMBERS AVENUE – BLOCK 1406 LOT 34**

PROPOSES A THREE FAMILY DWELLING. 1. THREE FAMILY DWELLING IS NOT PERMITTED – INTERPRETATION MAY BE NEEDED OR (D) USE VARIANCE IS NEEDED. 2. MINIMUM LOT SIZE IS DEFICIENT – 2,000 SQ. FT. REQUIRED – 1,456 SQ. FT. PROPOSED (C) BULK VARIANCE IS NEEDED. 3. MINIMUM LOT WIDTH IS 20 FT. – 16 FT. PROPOSED (C) BULK VARIANCE IS NEEDED. 4. LOT COVERAGE – 90 PERCENT MAX REQUIRED – 95 OR MORE PROPOSED – (C) BULK VARIANCE IS NEEDED. 5. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**KEVIN MITCHELL 521 FERRY AVENUE – BLOCK 475 LOT 131**

PROPOSES (4 UNITS) MULTI-FAMILY DWELLINGS. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. VARIANCES MAY BE NEEDED FOR LOT SIZE, LOT WIDTH AND BUILDING COVERAGE.

**FELIX MARTINEZ 1986 FEDERAL STREET – BLOCK 1200 LOT 2.01**

PROPOSES AN AUTO SALES, MECHANIC SHOP AND TIRE CHANGING. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER, IF REQUIRED.

**HAROLD LAMOUR 1214 CHESTNUT STREET – BLOCK 1309 LOT 40**

PROPOSES A DUPLEX. 1. MINIMUM LOT SIZE IS 3,000 SQ. FT. – PROPOSED LOT IS APPROXIMATELY 1,886 SQ. FT. – (C) BULK VARIANCE IS NEEDED. 2. REAR, FRONT AND SIDE YARDS ARE DEFICIENT – (C) BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS – January 2017**

**Approval of Zoning Board of Adjustment 2018 Meeting Dates.**

**REORGANIZATION OF BOARD – Approval**

**Appointment of Temporary Chairman**

**Nomination of Chairman**

**Election of Chairman – Robert Hamilton, Jr.,**

**Nomination of Vice Chairman**

**Election of Vice Chairman – Darnell Hance**

**Appointment of Secretary**

**Appointment of Board Attorney – Dembo, Brown & Burns, LLP**

**Appointment of Board Conflict Attorney**

**Granting Use Variance Approval, Site Plan Waiver and Parking Waiver re: WILLIE DUBOSE/FACES OF CHANGE, INC. 724 NORTH 7<sup>TH</sup> STREET - BLOCK 779 LOT 35 – An Administrative Office Space for Meetings.**

**Granting Interpretation and Site Plan Waiver Approval re: THOMAS HOVERSON C/O COMARCO PRODUCTS, INC. 501 JACKSON STREET - BLOCK 460 LOT(S) 3, 7, 8 & 26 – A Food Processing Plant.**

**ADJOURNMENT**