

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF MAY 7, 2018 – 5:30PM
CITY COUNCIL CHAMBERS SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Robert H. Hamilton, Jr., Chairman
Darnell Hance, Vice Chairman
(Vacant), 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, May 2, 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.

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.

NEW BUSINESS

CAMDEN CHARITABLE FUNDING PROJECT, LLC – C/O INTERSTATE OUTDOOR ADVERTISING, L.P. 100 S. ELM STREET – BLOCK 79 LOT(S) 3 & 8.

PROPOSES THE INSTALLATION OF A PERMANENT, DOUBLE-SIDED, DIGITAL BILLBOARD SIGN. 1. USE IS PROHIBITED – (D) USE VARIANCE IS NEEDED. 2. TWO PRINCIPLE USES ON SAME PROPERTY – (D) USE VARIANCES IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED. 4. OTHER VARIANCES MAYBE NEEDED FOR HEIGHT OF SIGN, SIZE OF SIGN, ETC. (CONTINUED UNTIL JUNE 4, 2018)

ROSA RIVERA 2418 BAIRD BOULEVARD – BLOCK 1247 LOT 10

PROPOSES A GARAGE. 1. REAR AND SIDE YARDS ARE DEFICIENT – REAR YARD (PROPOSED) 0 FT. – REQUIRED 20 FT. (C) BULK VARIANCE IS NEEDED. SIDE YARD (PROPOSED) 0 FT. – REQUIRED 10 FT. – (C) BULK VARIANCE IS NEEDED.

3209-11 RIVER ROAD, LLC 3213-3215 RIVER AVENUE – BLOCK 925 LOT 76

PROPOSES A 73.5 FREESTANDING SIGN. 1. APPLICATION WAS DENIED DATED JUNE 6, 2017, THIS DENIAL CONSTITUTES RES JUDICATA.

JOSEPH SEWARD 1477 SOUTH 10TH STREET – BLOCK 420 LOT 34

PROPOSES THE INSTALLATION OF SIX STORAGE UNITS. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

RYDER SAFETY 1508 WILDWOOD AVENUE – BLOCK 1272 LOT 5

PROPOSES A DUPLEX. 1. MINIMUM LOT SIZE IS 3,000 SQ. FT. – PROPOSED IS 1,695 SQ. FT. – (C) BULK VARIANCE IS NEEDED. 2. SIDE AND REAR YARDS SETBACKS MAYBE NEEDED – (C) BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

JOSE SANCHEZ 945 DAUBMAN ALLEY – BLOCK 314 LOT 65

PROPOSES AN AUTO REPAIR SHOP. 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 MAYBE NEEDED.

SAVING GRACE MINISTRIES, INC. 1093 MORTON STREET – BLOCK 435 LOT 123

PROPOSES TO AMEND PREVIOUS APPROVED APPLICATION FROM GROUP HOME FOR TEENAGED MOTHERS AND THEIR CHILDREN TO SHELTER FOR TEENAGED MOTHERS AND THEIR CHILDREN. 1. INTERPRETATION MAYBE NEEDED FOR (SHELTER). 2. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED IF INTERPRETATION FAILS. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 4. SITE PLAN APPROVAL MAYBE NEEDED.

ADOPTION OF RESOLUTIONS – April 2018

Granting Bulk Variance Approvals re: HAROLD LAMOUR 1214 CHESTNUT STREET BLOCK 1309 LOT 40 – for a Duplex.

Granting Use Variance Approval and Bulk Variance Approval re: CAPITAL SYSTEMS PROPERTY MANAGEMENT, LLC 1364 KAIGHN AVENUE BLOCK 1293 LOT 73 – A three (3) Unit Apartment Building.

Granting Use Variance Approval and Site Plan Waiver re: FELIX MARTINEZ 1986 FEDERAL STREET BLOCK 1200 LOT 2.01 – Automobile Sales, Automobile Repair and Tire Changing Service.

ADJOURNMENT