

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 7, 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 Thursday, August 3, 2017.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

STEVEN MUNOZ 209-211 MARKET STREET, LLC RE 209-211 MARKET STREET – BLOCK 74 LOT(S) 27 & 28

PROPOSES A 30 UNIT APARTMENT BUILDING. 1. MULTI-FAMILY UNITS ARE NOT PERMITTED – (D) USE VARIANCE IS NEEDED. SITE PLAN APPROVAL IS NEEDED.

PROTO CONSTRUCTION RE 1515 HADDON AVENUE – BLOCK 1381 LOT 1

PROPOSES DEMO OF EXISTING OFFICE AREA AND RENOVATION. 1. INTERPRETATION MAYBE NEEDED FOR LEGAL NON-CONFORMING USE.

DARIO ALDAMA RE 1803 SOUTH BROADWAY – BLOCK 480 LOT 23

PROPOSES 1ST FLOOR GROCERY STORE AND 2ND FLOOR 2-BEDROOM APARTMENT. 1. SITE PLAN WAIVER OR APPROVAL MAYBE NEEDED – CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL.

GREGORY SMITH RE 1142 NORTH 19TH STREET – BLOCK 826 LOT 46

PROPOSES A DECK IN THE REAR OF THE HOUSE. 1. SIDE AND REAR SETBACKS ARE DEFICIENT (SIDE YARD – 10FT REQUIRED – 5FT PROPOSED) – (C) BULK VARIANCE IS NEEDED. (REAR YARDS – 20FT REQUIRED – 16FT PROPOSED) – (C) BULK VARIANCE IS NEEDED.

611 NORTH 2ND STREET, LLC RE 611 NORTH 2ND STREET – BLOCK 44 LOT 77

PROPOSES A (5) FAMILY APARTMENT HOUSE (REPLACE INTERIOR WALL)
1. MORE THAN (2) UNITS IN ONE STRUCTURE – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED. – (C) BULK VRIANCE IS NEEDED.

JUNIOR TINEO RE 1573 MT. EPHRAIM AVENUE – BLOCK 1352 LOT 44

PROPOSES 1ST FLOOR COMMERCIAL USE AND 2ND FLOOR FRONT & REAR (2) BEDROOM DUPLEX. 1. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER MAYBE NEEDED.

RAMONA FITZGERALD 1484 KAIGHN AVENUE – BLOCK 1276 LOT 2

PROPOSES A THREE FAMILY DWELLING. 1. MULTI-FAMILY DWELLING IS NOT PERMITTED (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVERS MAYBE NEEDED. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

CFBG, INC. 200 FEDERAL STREET – BLOCK 75 LOT 29

PROPOSES OUTSIDE DINING AREA. 1. INTERPRETATION IS NEEDED – OUTSIDE DINING USE. 2. (D) USE VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL MAYBE NEEDED. 4. OFF-STREET PARKING MAYBE NEEDED – (C) BULK VARIANCE IS NEEDED.

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.

T-MOBILE USA/STEVEN WILCOX 130 NORTH BROADWAY BLOCK 125 LOT 6

PROPOSES THE INSTALLATION OF NEW UNMANNED WIRELESS SITE ON SCHOOL ROOF. 1. WIRELESS TELECOMMUNICATIONS FACILITIES ARE PROHIBITED ON ALL LANDS USED FOR PUBLIC AND PRIVATE SCHOOLS PURSUANT TO 577-211 (O) – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER MAYBE NEEDED.

SPF OWNER, LLC – PRACTICE FACILITY 9 LEGENDS LANE BLOCK 139.01 LOT 1

PROPOSES FIVE (5) THREE-DIMENSIONAL LOGO SCULPTURES REPRESENTING THE FIVE (5) FOUNDING PATNERS OF THE 76ERS TRAINING COMPLEX. 1. BULK VARIANCES ARE REQUIRED FOR NUMBER OF SIGNS AND FOR SIZE OF SIGN. THE APPLICANT IS SEEKING RELIEF FROM THE FOLLOWING SECTIONS OF THE CITY'S ZONING ORDINANCE FOR THE PROPOSED SIGNAGE: (1) SECTION 577-253.C.5 TO PERMIT SILHOUETTED OR THREE –DIMENSIONAL SIGNS; (2) SECTION 577-253.C.26 TO PERMIT SIGNS INSTALLED ON SIDEWALKS; (3) SECTION 577-253.C.37 TO PERMIT SIGNS WHICH DIRECT ATTENTION TO A BUSINESS, COMMODITY OR SERVICE THAT IS NOT AVAILABLE ON THE LOT UPON WHICH THE SIGN IS LOCATED; (4) SECTION 577-253.F.11 TO PERMIT SIGNS LOCATED 18 INCHES APART; (5) SECTION 577-253Q.13.b TO PERMIT SIGNS WITH A GROSS SURFACE AREA IN EXCESS OF 18 FEET; AND (6) SECTION 577-253.Q.13.d TO PERMIT SIGNS PROJECTING HIGHER THAN 5 FEET AS MEASURED FROM THE BASE OF THE SIGN.

ADOPTION OF RESOLUTIONS - NONE

JULY 2017

ADJOURNMENT