

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 2, 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, September 27, 2017.**

PUBLIC HEARING

OLD BUSINESS

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.

**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-STRET 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.

CAMDEN CARGO EXPRESS 1103 NORTH 20TH STREET -- BLOCK 823 LOT 78

PROPOSES A SHIPPING COMPANY -- (HOUSEHOLD GOODS). 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 MAYBE NEEDED.

ADOPTION OF RESOLUTIONS --September 2017

Granting Interpretation that outdoor dining is a permitted use, Granted Bulk Variance for the Off-street Parking Waiver, Approvals conditioned upon obtaining Site Plan Approval before the Planning Board to CFBG, Inc. RE 200 Federal Street

Denial to Dario Aldama RE 1803 South Broadway

Granting Use Variance Approval and Site Plan Approval to Steven Munoz RE 209-211 Market Street

ADJOURNMENT