

**AMENDED  
ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF DECEMBER 4, 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 **Friday, December 1, 2017.**

**PUBLIC HEARING**

**OLD BUSINESS**

**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.

**NEW 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.

**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.

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

PROPOSES A GROUP HOME FOR DISPLACED YOUTH AND YOUNG ADULTS. 1. INTERPRETATION MAYBE NEEDED FOR (GROUP HOME). 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.

**MAJORIE SIMPSON-HOWARD 1145 EMPIRE AVENUE – BLOCK 1270 LOT 121**

PROPOSES A THREE FAMILY DWELLING. 1. USE IS NOT PERMITTED (THREE FAMILY DWELLING) – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (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.

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

**ADOPTION OF RESOLUTIONS – November 2017**

**Denying Use Variance and Bulk Variance re: LEONA RYAN –WAY OF THE SPIRIT COUNSELING SERVICES 333 KAIGHN AVENUE – BLOCK 269 LOT 32. Outpatient Treatment Facility**

**Granting Use Variance, Bulk Variance Approval and Site Plan Waiver re: CHARLY DE LA CRUZ 2827 WESTFIELD AVENUE – Barbershop and (1) One bedroom Apartment and Off-Street Parking.**

**ADJOURNMENT**