

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 2, 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 **Tuesday, June 26, 2018.**

PUBLIC HEARING

OLD BUSINESS

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.

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.

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 SEPTEMBER 10, 2018)

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.

DEYANIRA VALENZUELA 705 NORTH 2ND STREET – BLOCK 38 LOT 15

PROPOSES A CARPORT. SIDE YARD IS DEFICIENT – 10 FT IS REQUIRED 6 FT IS PROPOSED – (C) BULK VARIANCE IS NEEDED. 2. HEIGHT APPEARS TO EXCEED 10 FT – (C) BULK VARIANCE IS NEEDED.

NEW BUSINESS

Appointment of Ms. Evita Davis as Zoning Board Secretary.

RONNIE C. LOPEZ 412-414 PINE STREET – BLOCK 285 LOT 53

PROPOSES AN AUTO REPAIR SHOP W/ SIGNAGE. 1. USE IS NOT PERMITTED - (D) USE VARIANCE IS NEEDED.

LEO DRIVER 425 COOPER STREET BLOCK 97 LOT 75

PROPOSES (5) UNIT APARTMENTS. 1. OFF-STREET PARKING IS NEEDED - (C) BULK VARIANCE IS NEEDED.

MARIA E. DIAZ 1220 NORTH 34TH STREET BLOCK 897 LOT 37

PROPOSES CONSTRUCTION OF A WOOD GAZEBO. 1. SIDE YARD SETBACKS ARE DEFICIENT – (C) BULK VARIANCE IS NEEDED. 2. REAR YARD SETBACK MAY NEED – (C) BULK VARIANCE.

FRONTLINE REAL ESTATE SOLUTIONS, LLC 32 NORTH 24TH STREET BLOCK 1158 LOT 6

PROPOSES A DUPLEX. 1. LOT SIZE MINIMUM – 3,000 SQ FT – PROPOSED 2,000 SQ FT - (C) BULK VARIANCE IS NEEDED. 2. VARIANCES MAY BE NEEDED FOR SIDE & REAR YARDS – (C) BULK VARIANCES MAY BE NEEDED.

PARKSIDE REDEVELOPMENT, LLC B: 1296 L: 52 B: 1297 L: 85-89 B: 1298 L: 14 & 15 B: 1299 L: 25 & 30 B: 1300 L: 68-71, 94 & 99 B: 1338 L: 14

PROPOSES THE FIRST PHASE OF THE DEVELOPMENT PLAN THAT CONSISTS OF MIXED USES, INCLUDING MULTI FAMILY MIXED - INCOME HOUSING AND NEW RETAIL, OFFICES, COMMON CIVIC SPACE AND RELATED IMPROVEMENTS. 1. USES ARE NOT PERMITTED (MIXED USE) – (D) USE VARIANCE IS NEEDED OR INTERPRETATIONS. 2. SITE PLAN APPROVAL IS NEEDED.

ADOPTION OF RESOLUTIONS – JUNE 2018

Granting Use Variance Approval with condition that Use Variance expires with applicant re: SAVING GRACE MINISTRIES INC., (NYZIA EASTERLING/DANNY JACKSON) 309 ERIE STREET BLOCK 10 LOT 21 – for a Title III Shelter for Mother/Child.

Granting Use Variance Approval and Site Plan Waiver re: LUCY OUTREACH NONPROFIT CORP. 3201 FEDERAL STREET BLOCK 1037 LOT 7 – for a Philanthropic Institution.

Granting Use Variance Approval and Site Plan Waiver re: THE CRAB STOP, LLC TIMOTHY POLIJCZUK 1858-1862 MT EPHRAIM AVENUE BLOCK 1372 LOT(S) 1& 62 – for an addition to the property.

ADJOURNMENT