

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF JUNE 4, 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 Thursday, May 31, 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 10<sup>TH</sup> 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. (PER ATTORNEY THE APPLICANT WITHDREW HIS APPLICATION)

**NEW BUSINESS**

**SAVING GRACE MINISTRIES, INC., (NYZIA EASTERLING/DANNY JACKSON) 309 ERIE STREET – BLOCK 10 LOT 21**

PROPOSES A TITLE III SHELTER FOR MOTHER/CHILD ADOLESCENT SHELTER. NOT PERMITTED IN R-2 RESIDENTIAL ZONE – ARTICLE V. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**DEYANIRA VALENZUELA 705 NORTH 2<sup>ND</sup> 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.

**LUCY OUTREACH, NJ NONPROFIT CORP 3201 FEDERAL STREET – BLOCK 1037 LOT 7**

PROPOSES A PHILANTROPIC INSTITUTION. 1. INTERPRETATION IS NEEDED – IF NO, (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

**THE CRAB STOP, LLC –TIMOTHY POLIJCZUK 1858-1862 MT. EPHRAIM AVENUE – BLOCK 1372 LOT(S) 1 & 62**

PROPOSES AN ADDITION TO PROPERTY. 1. USE IS NOT PERMITTED – (ADDITION) TO PROPERTY – (D) USE VARIANCE MAYBE NEEDED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

**ADOPTION OF RESOLUTIONS – May 2018**

**Granting Bulk Variance Approval re: MARIA LOPEZ 540 ROYAL AVENUE BLOCK 1077 LOT 55 – for a Fence and Carport.**

**Granting Bulk Variance Approvals re: ROSA RIVERA 2418 BAIRD BOULEVARD BLOCK 1247 LOT 10 – for the Construction of a Garage.**

**Granting Use Variance Approval re: 3209-11 RIVER ROAD, LLC 3213-3215 RIVER AVENUE BLOCK 925 LOT 76 – for the Construction of a Freestanding Illuminated Sign.**

**Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: JOSE SANCHEZ 945 DAUBMAN ALLEY – BLOCK 314 LOT 65 – for the Use of Automobile Repair Services.**

**Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: SAVING GRACE MINISTRIES 1093 MORTON STREET – BLOCK 435 LOT 123 – for a Supervised Group Home for Teenaged Mothers.**

**Denying Use Variance and Bulk Variance Approval to Convert a Single Family Dwelling into a Three Family Dwelling.**

**ADJOURNMENT**