

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF AUGUST 6, 2018 – 5:30PM  
CITY COUNCIL CHAMBERS SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

Robert H. Hamilton, Jr., Chairman  
Darnell Hance, Vice Chairman  
Evita Davis, 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, August 1, 2018.**

**PUBLIC HEARING**

**OLD BUSINESS**

**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. (PHOTOS REQUESTED)

**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 VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED. 4. OTHER VARIANCES MAY BE NEEDED FOR HEIGHT OF SIGN, SIZE OF SIGN, ETC. (CONTINUED UNTIL SEPTEMBER 10, 2018)

**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. (WILL BE HEARD SEPTEMBER 10, 2018)

**FRONTLINE REAL ESTATE SOLUTIONS, LLC 32 NORTH 24<sup>TH</sup> 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. (WILL BE HEARD SEPTEMBER 10, 2018)

**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. (WILL BE HEARD SEPTEMBER 10, 2018)

**NEW BUSINESS**

**SUSAN STUKES 416 BENSON STREET - BLOCK 186 LOT 31**

PROPOSES A DECK. 1. REAR AND SIDE YARDS ARE DEFICIENT – 20' REAR ARE (REQUIRED) 4' (PROPOSED) 10' SIDE (EQUIRED) 2' (PROPOSED) – (C) BULK VARIANCES ARE NEEDED FOR EACH.

**JOSE GARCIA 1523 COLLINGS ROAD – BLOCK 708 LOT 17**

PROPOSES A DUPLEX. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. LOT SIZE IS DEFICIENT – 3,005 SQ. FT. REQUIRED – 2,009 SQ. FT. LOST - (C) BULK VARIANCE IS NEEDED. 4. SIDE YARD, REAR YARD & FRONT YARD - (C) BULK VARIANCE MAY BE NEEDED FOR EACH. 5. HPC APPROVAL IS NEEDED – EXTERIOR WORK.

**ADOPTION OF RESOLUTIONS – JULY 2018**

Dismissed without prejudice re: MELVIN ALVAREZ 527 VINE STREET - BLOCK 773 LOT 62 – A Duplex.

Granting Bulk Variance re: LEO DRIVER 425 COOPER STREET - BLOCK 97 LOT 75 – (5) Unit apartments.

Granting Bulk Variance re: MARIA E. DIAZ 1220 NORTH 34<sup>TH</sup> STREET - BLOCK 897 LOT 37 – Construction of a wood gazebo.

Denied re: 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 - The first phase of the development plan that consists of mix uses, including multi family mixed - income housing and new retail, offices, common civic space and related improvements.

**ADJOURNMENT**