

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF SEPTEMBER 10, 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 **Tuesday, September 4, 2018.**

PUBLIC HEARING

OLD BUSINESS

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.

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.

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.

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

SPECTRUM CAPITAL CAMDEN, LLC – 1107 PENN STREET, ND AS WIL 74 E OF 11TH STREET, 1182 LINDEN STREET, 1112 – 1156 LINDEN STREET, AND SS LINDEN 418 E 11TH STREET, DESIGNATED AS BLOCK 110 LOTS 11, 16, 49, 51 (QUALIFIER) B-01, AND 67

PROPOSES A FOUR (4) STORY HOTEL. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED. 3. CAMDEN NORTH GATEWAY REDEVELOPMENT PLAN EXPIRED.

GIANCARLO PERALTA-PEREZ - 2001 RIVER AVENUE – BLOCK 850 LOT 22

PROPOSES A BARBER SHOP & (2) APARTMENTS. 1. RESIDENTIAL USE ON THE FIRST FLOOR IS NOT PERMITTED – (D) USE VARIANCE MAY BE NEEDED. 2. LOT SIZE 6,000 SQ. FT. (REQUIRED) 4,000 SQ. FT. (EXISTING) – (C) BULK VARIANCE IS NEEDED. 3. LOT WIDTH MIN. FRONT, AGG. SIDE YARDS, MAX IMPERVIOUS COVERAGE AND MAX BUILDING HEIGHT – (C) BULK VARIANCE IS REQUIRED FOR EACH. OFF STREET PARKING CAN NOT INCLUDE THE SIDEWALK – (C) BULK VARIANCE MAY BE NEEDED.

ADOPTION OF RESOLUTIONS – AUGUST 2018

Granting Use Variance and Site Plan Approval re: JOSEPH SEWARD 1477 SOUTH 10TH STREET - BLOCK 420 LOT 34 – Installation of Six Storage Units.

Granting Use Variance and Bulk Variance re: KEVIN MITCHELL 521 FERRY AVENUE - BLOCK 475 LOT 131 - (4 Units) Multi-Family Dwelling.

Granting Bulk Variance re: SUSAN STUKES 416 BENSON STREET - BLOCK 186 LOT 31 - A Deck.

Granting Use Variance and Bulk Variance re: JOSE GARCIA 1523 COLLINGS ROAD - BLOCK 708 LOT 17 – A Duplex.

ADJOURNMENT