

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF FEBRUARY 4, 2019 – 5:30PM  
CITY COUNCIL CHAMBERS SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

Robert H. Hamilton, Jr., Chairman  
Darnell Hance, Vice Chairman  
Isaias Martinez  
Henrietta Washington  
Theresa Atwood

Evita Davis, Secretary

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 **Monday, January 28, 2019.**

**PUBLIC HEARING**

**Approval of Minutes – January 2019**

**OLD BUSINESS**

**ELOIS BRYANT – 202 SOUTH 34<sup>TH</sup> STREET – BLOCK 1087 LOT 1**

PROPOSES A TRIPLEX (RESALE) 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. (ZBA DENIED 10/19/1995)

**JOSE R. NUNEZ – 1100 BROADWAY – BLOCK 328 LOT 204**

PROPOSES A SECOND FLOOR APARTMENT ABOVE GROCERY STORE. 1. OFF-STREET PARKING IS NEEDED FOR APARTMENT – (C) BULK VARIANCE IS NEEDED. 2. BULK VARIANCE MAY BE NEEDED FOR LOT SIZE

**TIMOTHY POLIJCZUK – 1862 MT. EPHRAIM AVENUE – BLOCK 1372 LOT 62**

PROPOSES A 10 FT. ADDITION TO EXISTING BUILDING FOR STORAGE 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

**CALVIN & LILLIE MILLER - 314 SOUTH 4TH STREET – BLOCK 178 LOT 23**

PROPOSES A MULTI-FAMILY DWELLING. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN WAIVER IS NEEDED.

**NEW BUSINESS**

**EL CENTRO COMUNAL BORINCANO, INC. – 438 MARTIN LUTHER KING BLVD - BLOCK 177 LOT 47**

PROPOSES A 6 FT. WROUGHT IRON FENCE AROUND THE PERIMETER OF BUILDING. 1. HEIGHT OF FENCE (6FT.) EXCEEDS THE TOTAL OF (4FT.) ALLOWED FOR FRONTAGE – (C) BULK VARIANCE IS NEEDED.

**LEARNING TIME DAYCARE, LLC – 966 NORTH 27<sup>TH</sup> STREET – BLOCK 932 LOTS 31 & 32**

PROPOSES A CHILDCARE CENTER. 1. SITE PLAN APPROVAL IS NEEDED.

**LEARNING TIME DAYCARE, LLC - 958-960 NORTH 27<sup>TH</sup> STREET BLOCK 932 LOTS 33 & 34**

PROPOSES A PARKING LOT OF 10 SPACES FOR A PROPOSED CHILDCARE 1. USE IS NOT PERMITTED - (D) USE VARIANCE IS NEEDED.

**COOPER SQUARE ACQUISITIONS II, LLC – 2700 FEDERAL STREET – BLOCK 1123 LOTS 1 & 1 QUAL B 01**

PROPOSES A FIVE UNIT APARTMENT BIULDING WITH AN EXISTING BILLBOARD – 1. FIVE UNIT APARTMENTS ARE NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. BULK VARIANCES MAY BE NEEDED FOR LOT SIZE, WIDTH AND ALL STEBACKS.

**PETRIE 23, LLC – 322 WEST STREET – BLOCK 179 LOT 16**

PROPOSES A DUPLEX. 1. LOT SIZE IS DEFICIENT (6,000 SQ. FT. REQUIRED) (2,600 SQ. FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. LOT WIDTH IS DEFICIENT (60 SQ. FT. REQUIRED) (20 FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 4. BUILDING COVERAGE EXCEEDED BY MORE THAN 60% - (C) BULK VARIANCE IS NEEDED.

**JOSE R. SANCHEZ – 945 DAUBMAN ALLEY – BLOCK 314 LOT 65**

PROPOSES A 6 FT. FENCE. 1. HEIGHT EXCEEDS THE MAXIMUM OF 4 FT. ALONG THE FRONTAGE OF DAUBMAN ALLEY – (C) BULK VARIANCE IS NEEDED.

**REORGANIZATION OF BOARD - Approved**

**Appointment of Temporary Chairman**

**Nomination of Chairman**

**Election of Chairman – Robert Hamilton, Jr.**

**Nomination of Vice Chairman**

**Election of Vice Chairman – Darnell Hance**

**Appointment of Secretary – Evita Davis**

**Appointment of Board Attorney – Dembo, Brown & Burns, LLP**

**Appointment of Conflicts Attorney**

**ADOPTION OF RESOLUTIONS – January 2019**

Granting Use Variance Approval and Bulk Variance Approval re: **ELMY RAMOS -1423 SOUTH 10<sup>TH</sup> STREET- BLOCK 414 LOT 51 – MULTI-FAMILY DWELLING**

Granting Use Variance Approval and Bulk Variance Approval re: **ELMY RAMOS – 951 SOUTH 3<sup>RD</sup> STREET – BLOCK 243 LOT 74 – MULTI-FAMILY DWELLING**

**ADJOURNMENT**