

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MARCH 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, February 25, 2019.**

**PUBLIC HEARING**

**Approval of Minutes – February 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.

**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.

**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.

**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.

**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 - 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 BUILDING 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.

**NEW BUSINESS**

**JUNIOR G. TINEO – 3500 FEDERAL STREET – BLOCK 1060 LOT 38**

PROPOSES A CHECK CASHING STORE LOCATED IN A PROPERTY WITH AN  
EXISTING BUSINESS. 1. TWO PRINCIPAL USES ON THE SAME LOT – (D) USE  
VARIANCE S NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK  
VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS – February 2019**

Granting Bulk Variance Approval re: **EL CENTRO COMUNAL BORINCANO, INC –  
438 MARTIN LUTHER KING BLVD - BLOCK 177 LOT 47 – 6 FT. FENCE AROUND THE  
PERIMETER OF THE BUILDING**

Granting Bulk Variance Approval re: **PETRIE 23, LLC – 322 WEST STREET – BLOCK 243  
LOT 74 – DUPLEX**

**ADJOURNMENT**