

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF APRIL 1, 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, March 25, 2019.**

PUBLIC HEARING

Approval of Minutes – March 2019

OLD BUSINESS

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.

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 SETBACKS.

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.

NEW BUSINESS

COOPER HEALTH SYSTEM – 408 CHAMBERS AVENUE – BLOCK 1406 LOT 36
PROPOSES A PROFESSIONAL OFFICE BUILDING – 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED OR WAIVER GRANTED.

ALEXANDER STERIN – 2474 BAIRD BLVD – BLOCK 1248 LOT 1
PROPOSES A CAR WASH & LAUNDROMAT ON THE SAME LOT AS GAS STATION – 1. MULTIPLE USES ON THE SAME LOT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

GENEBOL NJ PROPERIES, LLC – 547 NORTH 32ND STREET – BLOCK 994 LOT 51
PROPOSES A DUPLEX - 1. MINIMUM LOT SIZE IS 3,000 SQ. FT. PROPOSED IS 1,500 SQ. FT. – (C) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED 3. BULK VARIANCES MAY BE NEEDED FOR SIDE, REAR & FRONT SETBACKS.

ANTONIO DURAN – 1038 NORTH 18TH STREET – BLOCK 846 LOT 2, 3 & 4
PROPOSES A DUPLEX – 1. FRONT SETBACK IS DEFICIENT – (10 FT. REQUIRED) (6-10 FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED.

VALERIE JONES – 1448 BRADLEY AVENUE – BLOCK 1295 LOT 4
PROPOSES A THREE FAMILY DWELLING – 1. THREE FAMILY DWELLINGS ARE NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. BULK VARIANCES ARE NEEDED FOR LOT SIZE, REAR, SIDE & FRONT SETBACKS.

ADOPTION OF RESOLUTIONS – February 2019

Granting Use Variance Approval and Bulk Variance Approval re: **ELOIS BRYANT – 202 SOUTH 34TH STREET– BLOCK 1087 LOT 1 - TRIPLEX**

Granting Interpretation Approval re: **CALVIN & LILLIE MILLER – 314 SOUTH 4TH STREET – BLOCK 178 LOT 23 – MULTI- FAMILY DWELLING**

Granting Site Plan Waiver and Use Variance Approval re: **TIMOTHY POLIJCZUK – 1862 MT EPHRAIM AVENUE – BLOCK 1372 LOT 62 – 10 FT. ADDITION TO BUILDING FOR STORAGE**

ADJOURNMENT