

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MAY 6, 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, April 29, 2019.**

**PUBLIC HEARING**

**Approval of Minutes – April 2019**

**OLD BUSINESS**

**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.

**NEW BUSINESS**

**RUTH GONZALEZ (C&J DELUXE AUTO) – 413 WEST STREET - BLOCK 186 LOT 58**

PROPOSES AUTO DETAILING & WINDOW TINTING 1. INTERPRETATION IS NEEDED – FORMER USE WAS AUTO REPAIR, CURRENT USE IS AUTO DETAIL. 2. USE VARIANCE IS NEEDED IF INTERPRETATION IS DENIED. 3. OFF-STREET PARKING MAY BE NEEDED - SITE PLAN WAIVER IS NEEDED

**FELIX RAMON – 1337 LANSDOWNE AVENUE – BLOCK 1339 LOT 77**

PROPOSES THREE (1) BEDROOM APARTMENTS – 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 MAY BE NEEDED.

**BRIAN LAWRENCE – 1027 MT EPHRAIM AVENUE – BLOCK 387 LOT 26**

PROPOSES A NEW & USED CAR DEALER; AUTO LEASING & RENTAL; AUTO BODY & REPAIR; TOWING; INSURANCE & CONSULTANT SERVICES AND ERECT A MODULAR POLE BARR 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 – THIS OFFICE DOES NOT RECOMMEND WAIVER FOR ANY STRUCTURE OR NEW CONSTRUCTION.

**JOSE BONIFACIO – 936 NORTH 24<sup>TH</sup> STREET - BLOCK 863 LOT 67 & 71**  
PROPOSES A DUPLEX – DRIVEWAY W/ CURB CUT & REPLACE 4’  
FENCE 1. TWO-FAMILY DWELLING IS NOT PERMITTED – (D) USE VARIANCE  
IS NEEDED. 2. APPLICANT MUST ESTABLISH OFF-STREET PARKING – (C)  
BULK VARIANCE IS NEEDED. 3. CITY COUNCIL APPROVAL IS NEEDED FOR  
DRIVEWAY W/ CURB CUT.

**DIORKA EUSEBIO – 571 RARITAN STREET – BLOCK 1252 LOT 94**  
PROPOSES TO EXPAND PATIO (8’ X 14’) & 4FT. FENCE 1. DECKS & PATIOS  
SHALL BE PERMITTED WITHIN SIDE & REAR YARDS – (D) USE VARIANCE IS  
NEEDED.

**ADOPTION OF RESOLUTIONS – April 2019**

Granting Site Plan Approval, Use Variance and Bulk Variance Approval re: **THE COOPER HEALTH SYSTEM – 408 CHAMBERS AVENUE – BLOCK 1406 LOT 36 - PROFESSIONAL OFFICE BUILDING**

Granting Bulk Variance Approval re: **GENBOL NJ PROPERTIES, LLC – 547 NORTH 32<sup>ND</sup> STREET – BLOCK 994 LOT 51 – DUPLEX**

Granting Bulk Variance Approval re: **ANTONIO DURAN – 1038 NORTH 18<sup>TH</sup> STREET – BLOCK 846 LOT 2, 3, & 4 – DUPLEX**

Granting Use Variance and Bulk Variance Approval re: **VALERIE JONES – 1448 BRADLEY AVENUE – BLOCK 1295 LOT 4 – THREE FAMILY DWELLING**

Denying Use Variance and Bulk Variance Approval re: **COOPER SQUARE ACQUISITION II, LLC – 2700 FEDERAL STREET – BLOCK 1123 LOTS 1 & 1 QUAL B 01 – FIVE UNIT APARTMENT BUILDING**

Denying without Prejudice Bulk Variance Approval re: **JOSE R. NUNEZ – 1100 BROADWAY – BLOCK 328 LOT 204 – APARTMENT ABOVE GROCERY STORE**

Denying without Prejudice Bulk Variance Approval re: **JOSE R. SANCHEZ – BLOCK 314 LOT 65 - 945 DAUBMAN ALLEY – 6 FT. FENCE ALONG THE FRONTAGE OF DAUBMAN ALLEY**

**ADJOURNMENT**