

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF JUNE 3, 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  
Karen Merricks  
Charles Cooper

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 **Tuesday, May 28, 2019**

**PUBLIC HEARING**

**Approval of Minutes – MAY 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. - **ADJOURNED UNTIL JULY**

**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.

**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.

## **NEW BUSINESS**

**JOSEPH INCADELA – 105-113 DANENHOWER STREET – BLOCK 42**

**LOTS 65,66,67,68 & 69**

PROPOSES A PARKING LOT – 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

## **ADOPTION OF RESOLUTIONS – MAY 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 – REVISED**

Granting Interpretation and Site Plan Waiver re: **RUTH GONZALEZ (C & J AUTO) – 413 WEST STREET – BLOCK 186 LOT 58 – AUTO DETAILING & WINDOW TINTING**

Granting Use Variance approval conditioned upon consolidation of the adjoining lot, establishing parking & Site Plan Approval needed re: **- FELIX RAMON – 1337 LANSDOWNE AVENUE - BLOCK 1339 LOT 77 – THREE UNIT APARTMENT**

## **ADJOURNMENT**