

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 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
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 **Monday, June 24, 2019**

PUBLIC HEARING

Approval of Minutes – JUNE 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.

JOSE BONIFACIO – 936 NORTH 24TH 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

MICHAEL SKLENCAR – 418 BENSON STREET – BLOCK 186 LOT 32

PROPOSES A DUPLEX – 1. MINIMUM LOT SIZE IS DEFICIENT – (3,000 SQ. FT. REQUIRED) (2,000 SQ. FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT (20 FT. REQUIRED) (18 FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 3. OFF STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – JUNE 2019

Granting Use Variance and Site Plan Approval re: **JOSEPH INCADELA – 105-113 DANENHOWER STREET– BLOCK 42 LOTS 65,66,67,68 769 – PARKING LOT**

ADJOURNMENT