

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 5, 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, July 30, 2019**

PUBLIC HEARING

Approval of Minutes – JULY 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.

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.

NEW BUSINESS

PARKSIDE REDEVELOPMENT, LLC -1410 -1416 HADDON AVENUE – BLOCK 1297 LOTS 85-89

PROPOSES 1ST FL COMMERCIAL/RETAIL & 2ND – 3RD FL (8)-RESIDENTIAL
UNITS – 1. SITE PLAN APPROVAL IS NEEDED.

PARKSIDE REDEVLOPMENT, LLC – 1484 – 1492 HADDON AVENUE – BLOCK 1300 LOTS 94, 95 & 99

PROPOSES 1ST FL COMMERCIAL/RETAIL, 2ND - 4TH FL COMMERCIAL W/
(24) - RESIDENTIAL UNITS & PARKING LOT – 1. USE VARIANCE IS NEEDED
FOR PARKING LOT. 2. SITE PLAN APPROVAL IS NEEDED.

PARKSIDE REDEVELOPMENT, LLC – 1487 – 1493 PRINCESS AVENUE – BLOCK 1300 LOTS 68-71

PROPOSES A PARKING LOT – 1. USE VARIANCE IS NEEDED FOR PARKING
LOT.

MELISSA THOMPSON – 333 ARCH STREET – BLOCK 77 LOT 29

PROPOSES 1ST FL COMMERCIAL OFFICE, 2ND FL (3) ONE-BEDROOM
APARTMENTS & (2) STUDIO APARTMENTS – 1. USE IS NOT PERMITTED –
(MULTIPLE APARTMENTS) - (D) USE VARIANCE IS NEEDED.
2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3.
SITE PLAN APPROVAL MAY BE NEEDED.

JOSE R. NUNEZ – 1100 SOUTH BROADWAY – BLOCK 328 LOT 204

PROPOSES A THREE- BEDROOM APARTMENT ABOVE GROCERY STORE. –
1. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.
2. BULK VARIANCE MAY BE NEEDED FOR LOT SIZE.

ROBERTO CARABALLO – 410 EVANS STREET – BLOCK 203 LOT 25

PROPOSES A SHED ON A LOT - 1. SHED (PRINCIPAL STRUCTURE) ON
VACANT LAND – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER
MAY BE NEEDED.

ADOPTION OF RESOLUTIONS – JULY 2019

Granting Use Variance, Bulk Variance & Site Plan Waiver re: **BRIAN LAWRENCE –
1027 MT EPHRAIM AVENUE – BLOCK 387 LOT 26 - A NEW & USED CAR DEALER;
AUTO LEASING & RENTAL; AUTO BODY & REPAIR; TOWING; INSURANCE &
CONSULTANT SERVICES AND TWO MODULAR POLE BARN**

ADJOURNMENT