

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF SEPTEMBER 9, 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 **Wednesday, September 4, 2019**

**PUBLIC HEARING**

**Approval of Minutes – AUGUST 2019**

**NEW BUSINESS**

**FELIX ESTEVEZ – 8 NORTH 27<sup>TH</sup> STREET- BLOCK 178 LOT 23**

PROPOSES A DUPLEX. 1. MINIMUM LOT SIZE IS 3,000 SQ. FT. – PROPOSED IS 1,365 – (C) BULK VARIANCE IS NEEDED. 2. LOT DEPTH & WIDTH – (C) BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**ELVIS RUBIO – 2720 RIVER AVENUE – BLOCK 932 LOTS 42, 43, 44 & 75**

PROPOSES A GARAGE INSTALLATION. 1. USE VARIANCE IS NEEDED FOR GARAGE CONSTRUCTION/INSTALATION THAT IS ON A SEPARATE LOT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER MAY BE NEEDED.

**LONELL JENKINS - 777 RAMONA GONZALES STREET – BLOCK 356 LOT 67**

PROPOSES A DUPLEX. 1. DUPLEX DOES NOT MEET THE MINIMUM SETBACK (LOT SIZE, FRONT, SIDE, REAR & BUILDING COVERAGE). 2. SITE PLAN APPROVAL IS NEEDED.

**LONELL JENKINS - 779 RAMONA GONZALES STREET – BLOCK 356 LOT 68**

PROPOSES A DUPLEX. 1. DUPLEX DOES NOT MEET THE MINIMUM SETBACK (LOT SIZE, FRONT, SIDE, REAR & BUILDING COVERAGE). 2. SITE PLAN APPROVAL IS NEEDED.

**NYAZIA CONEY – 527 VINE STREET BLOCK 773 LOT 62**

PROPOSES A DUPLEX. 1. MINIMUM LOTSIZE (4,000 FT. REQUIRED) - (15,000 FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED). 2. MINIMUM LOT WIDTH – (40 FT. REQUIRED) - (15FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS – AUGUST 2019**

Granting Use Variance & Site Plan Approval re: **PARKSIDE REDEVELOPMENT, LLC – BLOCK 1297 LOT 85-89 & BLOCK 1300 LOT 68-71, 94 , 95 & 99 – (32) RESIDENTIAL APARTMENT UNITS W/ COMMERCIAL, RETAIL & PARKING LOT**

Granting Use Variance approval re: **ALEXANDER STERIN - 2474 BAIRD BLVD – BLOCK 1248 LOT 1 – CAR WASH & LAUNDROMAT ON SAME LOT AS GAS STATION**

Granting Use Variance and Bulk Variance re: **JOSE BONIFACIO - 936 NORTH 24<sup>TH</sup> STREET – BLOCK 186 LOT 32 – DUPLEX**

Granting Bulk Variance re: **JOSE R. NUNEZ 1100 SOUTH BROADWAY - BLOCK 328 LOT 204 – THREE-BEDROOM APARTMENT ABOVE GROCERY STORE**

Granting Use Variance & Bulk Variance re: **MELISSA THOMPSON - 333 ARCH STREET - BLOCK 77 LOT 29 – FIVE-UNIT APARTMENT BUILDING**

Granting Use Variance re: **ROBERTO CARABALLO - 410 EVANS STREET BLOCK 203 LOT 25 – SHED (PRINCIPAL STRUCTURE) ON VACANT LAND**

Denying Bulk Variance re: **MICHAEL SKLENCAR – 418 BENSON STREET – BLOCK 186 LOT 32 - DUPLEX**

**ADJOURNMENT**