

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF NOVEMBER 4, 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, October 28, 2019**

**PUBLIC HEARING**

**Approval of Minutes – OCTOBER 2019**

**OLD BUSINESS**

**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.

**LOUINSKY MINIER - GOOD DEAL SUPPLY – 3821 WESTFIELD AVENUE – BLOCK 1018 LOT 38**  
PROPOSES TWO APARTMENTS W/ FIVE BEDROOMS ON THE SECOND FLOOR. (COMMERCIAL & RESIDENTIAL USE EXISTS ON THE FIRST FLOOR)  
1. INTERPRETATION MAY BE NEEDED FOR 2-BEDROOM APT. & 3- BEDROOM APT. 2. USE VARIANCE IS NEEDED FOR 2-BEDROOM APARTMENT & 3-BEDROOM APARTMENT. 3. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 4. SITE PLAN APPROVAL IS NEEDED.

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

PROPOSES A DUPLEX. 1. MINIMUM LOT SIZE (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.

**FELIX ESTEVEZ – 8 NORTH 27<sup>TH</sup> STREET- BLOCK 1113 LOT 17**

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.

**NEW BUSINESS**

**ADOPTION OF RESOLUTIONS – OCTOBER 2019**

Granting Bulk Variance Approval re: **L'TANYA BROOKS – 1255-1257 EMPIRE AVENUE – BLOCK 1273 LOTS 76 & 77**

**ADJOURNMENT**