

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 7, 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, October 1, 2019**

PUBLIC HEARING

Approval of Minutes – SEPTEMBER 2019

NEW BUSINESS

L'TANYA BROOKS – 1255-1257 EMPIRE AVENUE - BLOCK 1273 LOTS 76 & 77
PROPOSES CONSTRUCTION OF A NEW DETACHED SINGLE - FAMILY DWELLING W/ DRIVEWAY. 1. MINIMUM LOT DEPTH – (100 FT. REQUIRED) – (90 FT. PROPOSED) – (C) BULK VARIANCE 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.

OLD BUSINESS

NYAZIA CONEY – 527 VINE STREET BLOCK 773 LOT 62
PRPOPOSES 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.

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.

FELIX ESTEVEZ – 8 NORTH 27TH 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/INSTALLATION THAT IS ON A SEPARATE LOT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER MAY BE NEEDED.

ADOPTION OF RESOLUTIONS

ADJOURNMENT