

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF DECEMBER 2, 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, November 26, 2019**

PUBLIC HEARING

Approval of Minutes – NOVEMBER 2019

OLD BUSINESS

**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

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.

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.

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NEW BUSINESS

PARKSIDE BUSINESS & COMMUNITY IN PARTNERSHIP – 1364 -1366 HADDON AVENUE – BLOCK 1294 LOT 23

PROPOSES DANCE STUDIO, CLOTHING DESIGN SCHOOL & PERFORMING ARTS THEATER. 1. MULTIPLE USES ARE ON THE SAME LOT – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED - (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

ADOPTION OF RESOLUTIONS – NOVEMBER 2019

Denying w/o Prejudice re: **LONELL JENKINS – 777 RAMONA GONZALES STREET – BLOCK: 356 LOTS: 67 – DUPLEX**

Denying w/o Prejudice re: **LONELL JENKINS – 779 RAMONA GONZALES STREET – BLOCK: 356 LOTS: 68 - DUPLEX**

Denying w/o Prejudice re: **ELVIS RUBIO - 2720 RIVER AVENUE – BLOCK: 932 LOTS: 42,43,44, & 45 - INSTALL GARAGE**

APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2020

ADJOURNMENT