

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF JANUARY 6, 2020 – 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 **Friday, December 27, 2019**

**REORGANIZATION OF BOARD**

**Appointment of Temporary Chairman  
Nomination of Chairman  
Election of Chairman  
Election of Vice Chairman  
Appointment of Secretary  
Appointment of Board Attorney  
Appointment of Board Conflicts Attorney**

**PUBLIC HEARING**

**Approval of Minutes – DECEMBER 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. (4 COMMERCIAL UNITS & 5 APARTMENTS EXISTS WITHIN THE PROPERTY) -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.

**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.

**NEW BUSINESS**

**JOSEPH INCANDELA – 515-519 NORTH 3<sup>RD</sup> STREET - BLOCK: 53 LOTS: 19, 20 & 21**

PROPOSES CONSTRUCTION OF A THREE-STORY BUILDING FOR STUDENT HOUSING, INCLUDING THREE STUDIO APARTMENTS AND NINE ONE - BEDROOM APARTMENTS - 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**JRM PROPERTY MANAGEMENT – 301-303 ERIE STREET – BLOCK: 10 LOTS: 24 & 25**

PROPOSES A COMMUNITY GARDEN WITH A SHIPPING CONTAINER STORAGE UNIT & 4 FT. FENCE – 1. INTERPRETATION MAY BE NEEDED – COMMUNITY GARDEN. 2. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 3. STORAGE UNIT IS PRINCIPAL UNIT - (D) USE VARIANCE IS NEEDED. 4. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**RUDY MATOS - NS MICKLE 260 E 24<sup>TH</sup> STREET – BLOCK: 1165 LOT: 37**

PROPOSES A STORAGE SHED - 1. TWO PRINCIPAL (NON – PERMITTED) USES ON THE SAME LOT – (D) USE VARIANCE IS NEEDED. 2. SIDE YARD - 25 SF. & REAR YARD 20 SF. ARE DEFICIENT – (C) BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING MAY BE NEEDED DEPENDING ON THE USE OF THE BUILDING.

**BOBBY JONES – 827 WALNUT STREET – BLOCK: 376 LOT: 100**

PROPOSES A THREE-FAMILY DWELLING. - 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED. 3. BULK VARIANCES ARE NEEDED FOR LOT WIDTH, BUILDING COVERAGE, FRONT SIDE & REAR YARDS - (C) BULK VARIANCE IS NEEDED FOR EACH.

**YOUSAF JAVED - CAMDEN AUTO - 1215-1221 SOUTH 6<sup>TH</sup> STREET –BLOCK 337 LOT 100**

PROPOSES USED CAR SALES, AUTO BODY, AUTO REPAIR & SIGNAGE – 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED – 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS – DECEMBER 2019**

Granting Interpretation re: – **PARKSIDE BUSINESS & COMMUNITY IN PARTNERSHIP - 1364 -1366 HADDON AVENUE – BLOCK 1294 LOT 23 – ARTS CENTER**

Denying w/o Prejudice re: **NYAZIA CONEY– 527 VINE STREET – BLOCK: 773 LOT: 62 - DUPLEX**

**ADJOURNMENT**