

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 6, 2020 – 5:30PM**

By the direction Zoning Board of Adjustment Board Chairman Robert H. Hamilton, Jr, of the City of Camden will be held on Monday, July 6, 2020 at 5:30pm Since the City of Camden remains under a Declaration of a Health emergency related to the COVID-19 virus, City Hall is closed. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; Zoom. Instructions on accessing this virtual Regularly Scheduled meeting can be found on the City of Camden’s website: <https://www.ci.camden.nj.us/>.

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, June 30, 2020**

PUBLIC HEARING

Approval of Minutes – JUNE 2020

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.

**YOUSAF JAVED - CAMDEN AUTO - 1215-1221 SOUTH 6TH 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.

NEW BUSINESS

**MATTHEY PROPANE COMPANY - 2575 (REAR) MT EPHRAIM AVENUE – BLOCK: 714
LOT: 12.03**

PROPOSES A PROPANE GAS SERVICE & PARTS COMPANY. 1. TWO PRINCIPAL USES ON THE SAME LOT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER MAY BE REQUESTED.

MABEL VALLADARES – 100 SOUTH 36TH STREET – BLOCK: 1061 LOT: 52

PROPOSES A DUPLEX. 1. LOT SIZE DEFICIENT – (4,000SF. REQUIRED) 2414 SF. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IN NEEDED – (C) BULK VARIANCE IS NEEDED. 3. SIDE YARDS ARE DEFICIENT – (15 FT. REQUIRED) (7 FT. PROPOSED) – (C) BULK VARIANCE IS NEEDED. 4. MAXIMUM LOT BUILDING COVERAGE – (C) BULK VARIANCE IS NEEDED. 5. MAXIMUM LOT IMPERVIOUS COVERAGE – (C) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – JUNE 2020

Granting Use Variance and Bulk Variance re: – **JRM PROPERTY MANAGEMENT– 301-303 ERIE STREET – BLOCK 10 LOTS 24 & 25 – COMMUNITY GARDEN W/ STORAGE UNIT**

Granting Use Variance and Bulk Variance re: **RUDY MATOS – NS MICKLE 260 E 24TH STREET – BLOCK: 1165 LOT: 37 – STORAGE SHED**

Granting Interpretation re: **2731 HARRISON AVENUE - BLOCK: 880 LOT: 26 – HOME BASED CONTRACT CONSULTANT COMPANY.**

APPROVAL OF ZONING BOARD OF ADJUSTMENT 2020 MEETING DATES

REORGANIZATION OF BOARD – Approval

**Appointment of Temporary Chairman – Robert Hamilton, Jr.,
Nomination of Chairman
Election of Chairman
Election of Vice Chairman – Darnell Hance
Appointment of Secretary – Evita Davis
Appointment of Board Attorney – Dembo, Brown & Burns LLP
Appointment of Board Conflicts Attorney – Malamut and Associates, LLC**

ADJOURNMENT