

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF MARCH 2, 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

AMENDED

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, February 25, 2020**

REORGANIZATION OF BOARD

Appointment of Temporary Chairman
Nomination of Chairman
Election of Chairman
Election of Vice Chairman
Appointment of Secretary
Appointment of Board Attorney – Dembo, Brown & Burns LLP
Appointment of Board Conflicts Attorney – Malamut and Associates, LLC

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 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.

NEW BUSINESS

JOSEPH INCANDELA – 515-519 NORTH 3RD 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.

ALEXANDER STERIN – DIMAL, INC – 2474 BAIRD BLVD – BLOCK: 1248 LOT: 1
PROPOSES A CARWASH AND LAUNDROMAT ON THE SAME LOT AS GAS STATION -1. MULTIPLE USES ON THE SAME LOT – SITE PLAN APPROVAL IS NEEDED. (USE VARIANCE GRANTED – ZBA 8/5/2019)

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. INTRPRETATION 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 24TH 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 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.

BRIANA HERNANDEZ – 1709 BROADWAY – BLOCK: 474 LOT: 12
PROPOSES (4) STUDIO APARTMENTS – 1. USE IS NOT PERMITTED – (4) ONE – BEDROOM STUDIO APARTMENTS – (D) USE VARIANCE IS NEEDED. 2. OFF – STREET PARKING IS NEEDED – 1-3 SPACES PER UNIT (REQUIRED) – ZERO SPACES (PROPOSED) – (C) BULK VARIANCE IS NEEDED.

DRKD&D UNITED, LLC – 2731 HARRISON AVENUE – BLOCK: 880 LOT: 26
PROPOSES A HOME BASED FEDERAL CONTRACT CONSULTANT COMPANY; INCLUDES A PROPOSED SERVICE TO THE U.S. MILITARY WITH FOOD, UNIFORMS, VEHICLES, WEAPONS, AND OPERATIONAL SUPPORT – INTERPRETATION IS NEEDED FROM THE ZONING BOARD RELATIVE TO THE PROCUREMENT OF WEAPONS AND MILITARY EQUIPMENT.

JESUS MENDEZ – 3108 WALDORF AVENUE - BLOCK: 1079 LOT: 13
PROPOSES A 6' FENCE – HEGHT OF FENCE EXCEEDS THE MAXIMUM OF 4' ALONG THE FRONTAGE OF THE PROPERTY – (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