

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JUNE 1, 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, June 1, 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 **Wednesday, May 27, 2020**

PUBLIC HEARING

Approval of Minutes – MARCH 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.

**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.

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.

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.

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

ADOPTION OF RESOLUTIONS – MARCH 2020

Granting Bulk Variance re: – **FELIX ESTEVEZ – 8 NORTH 27TH STREET – BLOCK 1113 LOTS 17– DUPLEX**

Granting Use Variance and Site Plan Approval re: **JOSEPH INCANDELA – 515-519 NORTH 3RD STREET – BLOCK: 533 LOTS: 19, 20, & 21 – THREE-STORY STUDENT HOUSING BUILDING**

Granting Site Plan Approval re: **2474 BAIRD BLVD – BLOCK: 1248 LOT: 1 – CAR WASH & LAUNDROMAT ON SAME LOT AS GAS STATION**

Granting Use Variance and Bulk Variance re: **BRIANA HERNANDEZ – 1709 BROADWAY – BLOCK: 474 LLOT: 12 – 4 STUDIO APARTMENTS**

Granting Bulk Variance re: **3108 WALDORF AVENUE - BLOCK: 1079 LOT: 13 – 6 FT FENCE**

ADJOURNMENT