

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF SEPTEMBER 14, 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, September 14, 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, September 10, 2020**

PUBLIC HEARING

Approval of Minutes – AUGUST 2020

OLD BUSINESS

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.

NEW BUSINESS

CRAMER HILL FAMILY URBAN RENEWAL, LLC - HARRISON AVENUE BETWEEN NORTH 20TH & 21ST STREET BLOCK: 823 LOTS: 1-4, 21-24, 81 & 82

PROPOSES 12 - UNIT FAMILY AFFORDABLE HOUSING – 1. USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

CRAMER HILL FAMILY URBAN RENEWAL, LLC – HAYES AVENUE BETWEEN 22ND & 23RD STREET – BLOCK: 856 LOTS: 40, 40.01, 51, 60, 60.01, 60.02, 60.03, 61 & 61.01

PROPOSES 12- UNIT FAMILY AFFORDABLE HOUSING - 1. USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**CRAMER HILL FAMILY URBAN RENEWAL, LLC – HAYES AVENUE AT 24TH STREET –
BLOCK: 868 LOT: 14.01**

PROPOSES – 51 – UNIT FAMILY AFFORDABLE HOUSING IN NINE BUILDINGS
1. USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**CRAMER HILL SENIOR URBAN RENEWAL, LLC – HARRISON & PIERCE AVE BETWEEN
24TH AND 25TH STREET – BLOCK: 831 LOTS: 3-5, 7, 11-13, 21-26, 53 & 54**

PROPOSES 55 – UNIT SENIOR AFFORDABLE HOUSING IN ONE BUILDING –
1. USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

ADOPTION OF RESOLUTIONS

JULY 2020

Granting Use Variance Approval & Site Plan Waiver re: **MATTHEY PROPANE CO. –
2575 (REAR) MT EPHRAIM AVENUE – BLOCK: 714 LOT: 12.03 – PROPANE GAS & PARTS
COMPANY**

Granting Use Variance and Bulk Variance Approval re: – **GOOD DEAL SUPPLY–
3821 WESTFIELD AVENUE – BLOCK 1018 LOTS 38 – ADDITIONAL APARTMENT IN
MULTI-FAMILY APARTMENT BUILDING WITH COMMERCIAL USE.**

AUGUST 2020

Granting Site Plan Waiver re: – **GOOD DEAL SUPPLY– 3821 WESTFIELD AVENUE – BLOCK
1018 LOTS 38 – ADDITIONAL APARTMENT IN MULTI-FAMILY APARTMENT BUILDING
WITH COMMERCIAL USE.**

Granting Use Variance and Bulk Variance Approval re: **YOUSUF JAVED – CAMDEN AUTO –
1215- 1221 SOUTH 6TH STREET – BLOCK: 337 LOT: 100 – AUTO SALES & REPAIR**

ADJOURNMENT