

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF APRIL 5, 2021 – 5:30PM**

By the direction Zoning Board of Adjustment Board Chairman Robert H. Hamilton, Jr, of the City of Camden a meeting will be held on Monday, April 5, 2021 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 **Monday, March 29, 2021**

PUBLIC HEARING

Approval of Minutes – February 2021

OLD BUSINESS

SOL LIBOY – 328 SPRUCE STREET– BLOCK: 238 LOT: 63

PROPOSES A DUPLEX. 1. LOT SIZE IS DEFICIENT – (3,000 SF REQUIRED) – (1,443 SF IS PROPOSED) – (C) BULK VARIANCE IS NEEDED, 2. LOT DEPTH IS DEFICIENT – (100’ REQUIRED) – (95 ‘6” PROPOSED) - (C) BULK VARIANCE IS NEEDED. 3. LOT WIDTH IS DEFICIENT – (30’ REQUIRED) – (15.60 PROPOSED) – (C) BULK VARIANCE IS NEEDED. (PHOTOS REQUESTED)

DOG HOUSE, LLC – 847 PRINCESS AVENUE – BLOCK: 365 LOT: 105

PROPOSES SOCIAL MEETINGS AND GATHERINGS. 1. DENIAL IS BASED ON RES JUDICATA. 2. MAYOR VETOED ZBA GRANTING BASED ON USE OF VARIANCE. 3. INTERPRETATION IS NEEDED.

NEW BUSINESS

**COOPER LANNING SQUARE RENAISSANCE FACILITIES, INC. –
740 CHESTNUT STREET - B: 390 L: 12, 13 & 35 B: 391 L: 1&9**

PROPOSES RENOVATIONS TO SCHOOL – 1. BULK VARIANCE IS NEEDED FOR HEIGHT 2. OFF-STREET PARKING IS NEEDED – (C) BULK VRIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

PERALTA FAMILY PROPERTIES, LLC – 116 STATE STREET BLOCK: 38 LOT: 90
PROPOSES (4) ONE-BEDROOM APARTMENTS. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (D) USE VARIANCE IS NEEDED – (8) OFF-STREET PARKING SPACES NEEDED.

EAST CAMDEN BUILDING CO. – 126 - 128 NORTH 34TH STREET – BLOCK: 1027 LOT: 5
PROPOSES A MODULAR DUPLEX – LOT DEPTH DEFICIENT - 90 FT PROPOSED – (C) BULK VARIANCE IS NEEDED. 2. MIN. SIDE YARD DEFICIENT – 10 FT REQUIRED – 5 FT PROPOSED – (C) BULK VARIANCE IS NEEDED. 3. MIN ARROGATE SIDE YARD – 25 FT REQUIRED – 10 FT PROPOSED – (C) BULK VARIANCE IS NEEDED.

EUGENA VENTUNA MORALES – 307 STATE STREET – BLOCK: 25 LOT: 5
PROPOSES FRUIT AND VEGETABLE SALE – USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL MAY BE NEEDED.

ADOPTION OF RESOLUTION – February 2021

Granting Use Variance and Site Plan Approval re: **MARTHA CHAVIS - WALNUT STREET, LLC – 417-419 WALNUT STREET - BLOCK: 313 LOT: 40 – OFFICE SPACE W/ 2ND FLOOR RESIDENTIAL USE**

ADJOURNMENT