

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF JUNE 7 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, June 7, 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 Muhammad, 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 **Thursday, May 27, 2021**

**PUBLIC HEARING**

**Approval of Minutes – April 2021**

**OLD BUSINESS**

**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.  
**(OFF – STREET PARKING PHOTOS REQUESTED)**

**EUGENIO VENTURA MORALES – 307 STATE STREET – BLOCK: 25 LOT: 5**  
PROPOSES FRUIT AND VEGETABLE SALE – 1. 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. **(PHOTOS REQUESTED)**

**NEW BUSINESS**

**PSE&G – LOCUST BETWEEN SPRUCE & WALNUT STREET – BLOCK: 232 LOT: 26**  
PROPOSES CONSTRUCTION OF A GAS METERING AND REGULATING (M&R) STATION. 1. USE VARIANCE IS NEEDED – D (3) VARIANCE IS NEEDED (CONDITIONAL USE) 2. BULK VARIANCES NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

**FRED MITCHELL – 1484 PRINCESS AVENUE – BLOCK: 1299 LOT: 48**

PROPOSES A THREE-FAMILY DWELLING – 1. USE IS NOT PERMITTED – (C) BULK VARIANCE IS NEEDED. 2. ZBA DENIED VARIANCE FOR DUPLEX IN 1995. 3. OFF-STREET PARKING IS NEEDED – 2.2 SPACES PER UNIT REQUIRED.

**MARIA V. MCBRIDE – 432 GARDEN AVENUE – BLOCK: 1078 LOT: 32**

PROPOSES NEW CONSTRUCTION SINGLE FAMILY DWELLING – 1. MIN. LOT DEPTH – (C) BULK VARIANCE IS NEEDED. 2. MIN FRONT SET BACK - (C) BULK VARIANCE IS NEEDED 3. MIN ONE SIDE SET BACK -(C) BULK VARIANCE IS NEEDED 4. AGGREGATE WIDTH SIDE YARD - (C) BULK VARIANCE IS NEEDED 5. MIN REAR YARD - (C) BULK VARIANCE IS NEEDED 6. MAX BUILDING HEIGHT - (C) BULK VARIANCE IS NEEDED 7. MAN BUILDING COVERAGE - (C) BULK VARIANCE IS NEEDED 8. MUST DEMONSTRATE OFF-STREET PARKING 2-3 SPACES - (C) BULK VARIANCE IS NEEDED.

**LUCCELLO PROPERTIES, LLC – 322-324 VINE STREET – BLOCK: 28 LOTS: 46, 47, & 48**

PROPOSES A MULTI-FAMILY DWELLING – 1. USE IS NOT PERMITTED (D) USE VARIANCE IS NEEDED, 2. SITE PLAN APPROVAL IS NEEDED.

**ADOPTION OF RESOLUTION – April 2021**

Granting Use Variance, Bulk Variance and Preliminary and Final Site Plan Approval re:

**COOPER LANNING SQUARE RENAISSANCE FACILITIES, INC. – 740 CHESTNUT STREET - BLOCK: 390 LOTS: 12, 13& 35 – EXPANSION AND RENOVATONS TO SCHOOL**

Granting Bulk Variance Approval re: **EAST CAMDEN BUILDING CO. - 126-128 NORTH 34<sup>TH</sup> STREET AKA ES N. 34<sup>TH</sup> 251 N. ROSEDALE AVENUE – BLOCK 1027 LOT: 5 – MODULAR DUPLEX**

Use Variance Denial re: **DOG HOUSE, LLC - 847 PRINCESS AVENUE – BLOCK: 965 LOT: 105 – SOCIAL MEETINGS AND GATHERINGS**

**ADJOURNMENT**