

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 2, 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, August 2, 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 **Tuesday, July 27, 2021**

PUBLIC HEARING

Approval of Minutes – June 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.
(PLANS REQUESTED)

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.
(METER & 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. **(SITE PLAN WAIVER REQUESTED)**

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.

NEW BUSINESS

MCGUIRE PRESERVATION URBAN RENEWAL, LLC – 2250-2260 MICKLE STREET
BLOCK: 1277 LOT: 1-11

PROPOSES A MAINTENANCE GARAGE FOR MCGUIRE GARDEN APARTMENTS. 1.
USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL
IS NEEDED.

PARKSIDE REDEVELOPMENT, LLC – B: 1297 LOTS: 85-89 B: 1300 LOTS: 68-71, 94,95 & 99
PROPOSES MIXED USE CONTAINING RESIDENTIAL, COMMERCIAL, AND OFFICE
USES WITH OFF-STREET PARKING – 1. D (6) VAIANCE IS NEEDED. 2. FINAL SITE
PLAN APPROVAL IS NEEDED.

ST. JOSEPH’S CARPENTER SOCIETY – 722 WASHINGTON STREET – B: 1434 LOT: 55
PROPOSES NEW CONSTRUCTION – SINGLE FAMILY DWELLING. 1. PROPOSED SFD
DOES NOT MEET THE MIN. SIZE FOR LOT – (C) BULK VARIANCE IS NEEDED. 2. OFF
-STREET PARKING IS NEEDED 2.2 SPACES NEEDED - (C) BULK VARIANCE IS
NEEDED. 3.BULK VARIANCES ARE NEEDED FOR BUILDING COVERAGE, FRONT,
SIDE AND REAR YARDS. – (C) BULK VARIANCE IS NEEDED FOR EACH.

INLAND REAL ESTATE ACQUISITIONS, LLC – 1501 ADMIRAL WILSON BLVD
BLOCK: 1193 LOT: 13

PROPOSES A WAREHOUSE/COMMERCIAL - RENOVATIIONS – 1. USE IS NOT
PERMITTED - (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE
NEEDED.

FIRST NAZARENE BAPTIST CHURCH – 1500 SOUTH 8TH STREET - BLOCK: 419 LOT: 2
PROPOSES A 6 FT FENCE AROUND THE PARKING LOT. 1. HEIGHT OF THE FENCE
(6 FT) EXCEEDS THE MAXIMUM HEIGHT OF (4 FT) – (C) BULK VARIANCE IS
NEEDED.

ADOPTION OF RESOLUTION – June 2021

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

PSE&G – LOCUST BETWEEN SPRUCE AND WALNUT STREET - BLOCK: 232 LOTS: 26 –
CONSTRUCTION OF GAS METERING AND REGULATING (M&R) STATION.

Granting Bulk Variance Approval re: **MARIA V. MCBRIDE – 432 GARDEN AVENUE –**
BLOCK 1078 LOT: 32– NEW CONSTRUCTION – SINGLE FAMILY DWELLING

ADJOURNMENT