

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF SEPTEMBER 13, 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, September 13, 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 **Friday, September 3, 2021**

**PUBLIC HEARING**

**Approval of Minutes – August 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)**

**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.

**COOPER LANNING SQUARE RENAISSANCE SCHOOL FACILITIES – B: 390 L: 12, 13, & 35  
B: 391 L: 1 & 9**

PROPOSES A 209.97 SF MOUNTED SIGN – AMENDED SITE PLAN APPROVAL IS NEEDED.

**YASIN PERRY – 1202 HADDON AVENUE – BLOCK: 1291 LOT: 1**

PROPOSES BANQUET HALL AND COMMUNITY EVENTS 1.PLACE OF PUBLIC ASSEMBLY – INTERPRETATION OR SITE PLAN APPROVAL IS NEEDED – (C) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED (C) BULK VARIANCE IS NEEDED.

**SHARON BRITT – 1592 PARK BLVD BLOCK: 1262.1 LOT: 28**

PROPOSES AN ELEVATED DECK 1. DECK APPEARS TO BE BEYOND 6 FT FROM THE GROND – (C) BULK VARIANCE IS NEEDED. 2. SIDE YARD (10FT MIN – 25 FT REQUIRED AGGREGATE) (1 FT -13 FT AGGREGATE) –(C) BULK VARIANCE IS NEEDED. 3. REAR YARD SETBACK IS DEFICIENT (20 FT REQUIRED) (6 FT PROPOSED) – (C) BULK VARIANCE IS NEEDED.

**JAMAL TOKLEY – 419 LIBERTY STREET BLOCK: 334 LOT 59**

PROPOSES TO CONSTRUCT A SINGE FAMILY DWELLING 1. RESIDENTIAL USE IS NOT PERMITTED IN A LI-1 ZONE – (D) USE VARIANCE IS NEEDED. 2. THE APPLICATION DOES NOT MEET THE NON- RESIDENTIAL REQUIREMENTS FOR THE MINIMUM LOT SIZE, LOT WIDTH, FRONT YARD, REAR YARD, LOT COVERAGE AND IMPERVIOUS COVERAGE – (C) BULK VARIANCE IS NEEDED FOR EACH.

**YRENO CEDANO – 21 NORTH 34<sup>TH</sup> STREET – BLOCK: 1038 LOT: 27**

PROPOSES A DUPLEX 1. MIN LOT DEPTH IS 100’ (50’ PROPOSED) –(C) BULK VARIANCE IS NEEDED. 2. MIN FRONT SETBACK IS 10’ (5.5’ PROPOSED) – (C) BULK VARIANCE IS NEEDED. 3. MIN AGGREGATE WITH SIDE YARD IS 25’ (21.6’ IS PRORPOSED) – (C) BULK VARIANCE IS NEEDED. 4. MIN ONE SIDE SETBACK IS 10’ (PROPOSED LEFT 18.6’, RIGHT 3’) – (C) BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTION – August 2021**

Granting Use Variance re: **LUCELLO PROPERTIES 322 – 324 VINE STREET –  
BLOCK: 28 LOTS: 46, 47 & 48 – MULTI FAMILY APARTMENT BUILDING**

Granting Bulk Variance Approval re: **ST JOSEPH’S CARPENTER SOCIETY – 722 WASHINGTON  
STREET – BLOCK: 1434 LOT: 55 – NEW CONSTRUCTION – SINGLE FAMILY DWELLING**

Granting Use Variance re: **INLAND REAL ESTATE ACQUISITIONS – 1501 ADMIRAL WILSON  
BLVD – BLOCK: 1193 LOT: 13 – SELF STORAGE FACILITY**

Granting Bulk Variance Approval re: **FIRST NAZARENE BAPTIST CHURCH – 1500 SOUTH 8<sup>TH</sup>  
STREET – BLOCK: 419 LOT: 2 – 6 FT FENCE AROUND THE PARKING LOT**

**ADJOURNMENT**