

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 4, 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, October 4, 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 **Wednesday, September 29, 2021**

PUBLIC HEARING

Approval of Minutes – September 2021

OLD BUSINESS

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.

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 34TH 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.

ADJOURNMENT