

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF DECEMBER 6, 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, December 6, 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, December 1, 2021**

**Recommendation of Appointment of Board Attorney – Dembo, Brown & Burns, LLP
Recommendation of Appointment of Conflicts Attorney – CGO LAW, P.C.**

PUBLIC HEARING

Approval of Minutes – November 2021

OLD BUSINESS

REGINO BRITO – 1079 CARL MILLER BLVD – BLOCK: 450 LOT: 146

PROPOSES A DUPLEX. 1. MIN LOT WIDTH (40’ REQ) (16’) PROPOSED – (C) BULK VARIANCE IS NEEDED. 2. MIN LOT DEPTH (100’ REQ) (82.10 PROP) - (C) BULK VARIANCE IS NEEDED. 3. MIN FRONT SETBACK (10’ REQ) (0’ PROP) - (C) BULK VARIANCE IS NEEDED. 4. MIN ONE SIDE SETBACK (10’ REQ) (LEFT 0’, RIGHT 0’) – (C) BULK VARIANCE IS NEEDED. 5. MIN AGGREGATE WIDTH ONE SIDE (25’ REQ) (13.7 PROP) - (C) BULK VARIANCE IS NEEDED. 6. MAX IMPERVIOUS COVERAGE (60%) (57% PROPOSED) - (C) BULK VARIANCE IS NEEDED. 7. OFF-STREET PARKING IS DEFICIENT – 2.5 SPACES FOR THE DUPLEX IS NEEDED - (C) BULK VARIANCE IS NEEDED **(PROOF OF OFF-STREET PARKING PHOTOS REQUESTED)**

RICARDO J. VALERIO – 1525 COLLINGS ROAD – BLOCK: 708 LOT: 16

PROPOSES A DUPLEX. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 2.2 CARS PER UNIT – (C) BULK VARIANCE IS NEEDED. 3. MAX BUILDING COVERAGE 40 % IS EXCEEDED 90 % PROPOSED - (C) BULK VARIANCE IS NEEDED. 4. SIDE SETBACK IS DEFICIENT - (C) BULK VARIANCE IS NEEDED. 5. ONE SIDE SETBACK – (C) BULK VARIANCE IS NEEDED. **(PHOTOS REQUESTED)**

NEW BUSINESS

ANTONIA BEATRIZ DEFRANK – 1137 DUPONT STREET – BLOCK: 842 LOT: 35

PROPOSES A DUPLEX – 1. FRONT SETBACK IS DEFICIENT – 10 FT REQUIRED – 6.6 FT PROPOSED – (C) BULK VARIANCE IS NEEDED – 2. MIN SIDE YARD SETBACK – 10 FT REQUIRED – RIGHT SIDE 3.5 FT PROPOSED – (C) BULK VARIANCE IS NEEDED – 3. IMPERVIOUS COVERAGE - 60% REQUIRED – 73’8” PROPOSED – (C) BULK VARIANCE IS NEEDED.

JANICE WALDEN – SE CORNER 10TH & THURMAN ST – BLOCK 434 LOT: 195

PROPOSES A 6 FT. FENCE ON THE LOT. 1. FENCE EXCEEDS THE HEIGHT OF 6’ ALONG THE FRONTAE AT THURMAN & 10TH STREET – (C) BULK VARIANCE IS NEEDED. 2. STORAGE OF GOODS IN A RESIDENTIAL DISTRICT IS PROHIBITED – (D) USE VAIANCE IS NEEDED.

SANDRA MALDONADO – 417 HILLSIDE AVENUE – BLOCK: 1078 LOT: 23

PROPOSES A CONVERTED DUPLEX & FRONT YARD DRIVEWAY – REAR SETBACKS MAY BE DEFICIENT – 20’ REQ. – 14’ PROPOSED – (C) BULK VARIANCE IS NEEDED. 2. MIN, AGGREGATE SIDE YARD IS DEFICIENT – 25’ REQ. 10’ PROPOSED – (C) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – SEPTEMBER 2021

Use Variance and Bulk Variance Denial re: **PERALTA FAMILY PROPERTIES, LLC – 116 STATE STREET - BLOCK: 38 LOT: 90 – 4 UNIT APARTMENT BUILDING**

ADOPTION OF RESOLUTIONS – OCTOBER 2021

Granting Use Variance and Bulk Variance Approval re: **FRED MITCHELL – 1484 PRINCESS AVENUE – BLOCK: 1299 LOT: 48 – THREE FAMILY DWELLING**

Granting Use Variance and Site Plan Waiver re: **EUGENIO VENTURA MORALES – 307 STATE STREET- BLOCK: 25 LOT: 5 – FRUIT & VEGETABLE MAKET**

Granting Use Variance and Site Plan Approval re: **MCGUIRE PRESERVATION URBAN RENEWAL, LLC – 2250-2260 MICKLE STREET – BLOCK: 1277 LOT: 1-11**

Granting D(6) Use Variance, Bulk Variance and Final Site Plan Approval re: **PARKSIDE REDEVELOPMENT, LLC – B: 1297 L: 85-89, B: 1300 L: 68-71, 94, 95 & 99 – MIXED USE CONTAINING RESIDENTIAL, COMMERCIAL, OFFICE USES W/ OFF-STREET PARKING**

Granting Amended Sign Variance Approval re: **COOPER LANNING SQUARE RENAISSANCE SCHOOL FACILITIES – 740 CHESTNUT STREET – BLOCK: 390 LOT: 12, 13 & 35, BLOCK: 391 LOT: 1 & 9 – SIGNAGE**

Granting Bulk Variance re: **SHARON BRITT – 1592 PARK BLVD – BLOCK: 1262.1 LOT: 28 – REAR ELEVATED DECK**

Granting Use Variance and Bulk Variance re: **JAMAL TOKLEY- 419 LIBERTY STREET – BLOCK: 334 LOT: 59 – NEW CONSTRUCTION – SINGLE FAMILY DWELLING**

Granting Bulk Variance re: **YRENO CEDANO – 21 NORTH 34TH STREET - BLOCK: 1038 LOT: 27 – DUPLEX**

ADOPTION OF RESOLUTIONS – NOVEMBER 2021

Granting Use Variance and Bulk Variance re: **ALPHA BETA CAMDEN, LLC – 2752 N. COLLINGS ROAD – BLOCK: 678 LOT: 3 – DUPLEX**

APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2022

ADJOURNMENT