

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MAY 2, 2022 – 5:30PM**

**The Zoning Board of Adjustment meeting will be held on Monday, May 2, 2022 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**

Darnell Hance, Vice Chairman  
Charles Cooper  
Isaias Martinez  
Henrietta Washington  
Theresa Atwood  
Karen Merricks  
Maritza Alston

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, April 26, 2022**

**REORGANIZATION OF BOARD**

**Appointment of Temporary Chairman  
Nomination of Chairman  
Election of Chairman  
Election of Vice Chairman**

**PUBLIC HEARING**

**Approval of Minutes – March 2022**

**NEW BUSINESS**

**MAYTAV BUS CO. – 1501 PINE STREET – BLOCK: 1262 LOT: 17**

PROPOSES RENOVATIONS TO AN EXISTING BUILDING FOR OFFICE USE. CONSTRUCTION OF A THREE – BAY MAINTENANCE GARAGE, BUS PARKING LOT, THREE ACCESS DRIVEWAYS (ONE INGRESS AND TWO EGRESS) AND UTILITY CONNECTION TO BUILDINGS. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED

**HARGROVE PROPERTY V, LLC – SE LINE OF HARRISON AVENUE BTW 17<sup>TH</sup> & 18<sup>TH</sup> STREET – BLOCK 820 LOTS: 2 & 21**

PROPOSES STORAGE OF ABANDONED VEHICLES AND EQUIPMENT FROM THE CITY OF CAMDEN. 1. USE IS NOT PERMITTED IN A REDEVELOPMENT AREA (RESIDENTIAL) ZONE. 2. CHANGE OF USE SITE PLAN APPROVAL IS NEEDED.

**QOZ SELF STORAGE, LLC - 1501 ADMIRAL WILSON BLVD – BLOCK: 1193 LOT: 13**  
PROPOSES A SELF-STORAGE FACILITY - SITE PLAN APPROVAL IS NEEDED.

**PEACHTREE MANAGEMENT CO. – 1340 KAIGHN AVENUE BLOCK: 1294 LOT: 36**  
PROPOSES (3) 1-BEDROOM APARTMENTS. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED FOR THREE DWELLINGS UNITS. 2. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

**CAPITAL SYSTEMS PROPERTY MANAGEMENT – 1146 KAIGHN AVENUE – BLOCK: 1316: LOT: 1**  
PROPOSES A DUPLEX WITH RENOVATIONS. 1. MIN LOT SIZE – (C) BULK VARIANCE IS NEEDED. 2. MAX BUILDING COVERAGE – (C) BULK VARIANCE IS NEEDED. 3. REAR, FRONT, SIDE & LOT WIDTH - (C) BULK VARIANCE IS NEEDED FOR EACH. 4. OFF-STREET PARKING IS NEEDED - (C) BULK VARIANCE IS NEEDED (3.50 SPACES REQUIRED).

**KEYSTONE OUTDOOR ADVERTISING CO. – 1700 ADMIRAL WILSON BLVD – BLOCK: 1208 LOT: 3**  
PROPOSES A BILLBOARD REPLACEMENT TO DIGITAL. 1. ILLUMINATED LIGHTS – NOT A PERMITTED USE – (D) USE VARIANCE IS NEEDED – NO SIGNS THAT USE FLASHING, BLINKING, TWINKLING, ROTATING, ILLUMNATE, MOVING OR THE ILLUSION OF MOVEMENT ARE PERMITTED

**DAJUA FUSSELL – 1573 MT EPHRAIM AVENUE – BLOCK: 441 LOT: 50**  
PROPOSES A CENTER FOR SMALL CELEBATIONS & MULTI - PURPOSE ROOM (CLASSES & EMPOWERMENT GROUPS) 1. THE MULTIPURPOSE AREA IS NOT A PERMITTED USE IN C-2 ZONE DISTRICT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED.

**LORENZO HERNANDEZ - 506 – 510 NORTH 27<sup>TH</sup> STREET – BLOCK: 979 LOT: 21**  
PROPOSES A WAREHOUSE W/ OFFICE USE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

**ADJOURNMENT**