

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 11, 2022 – 5:30PM**

By the direction Zoning Board of Adjustment Board Chairman Darnell Hance, of the City of Camden a meeting will be held on Monday, July 11, 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, Chairman
Charles Cooper, Vice Chairman
Isaias Martinez
Jose M. Brito Bueno
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 **Tuesday, July 5, 2022**

PUBLIC HEARING

Approval of Minutes – June 2022

OLD BUSINESS

LORENZO HERNANDEZ - 506 – 510 NORTH 27TH 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.

LORENZO HERNANDEZ – NS THOMPSON 104 E. STATE STREET – B: 977 L: 31 & 34 & B: 979 L: 23-28
PROPPSES A PARKING LOT FOR CARS AND TRAILERS – 1. USE IS NOT PRMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HARGROVE PROPERTY V, LLC – SE LINE OF HARRISON AVENUE BTW 17TH & 18TH 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.

JLS URBAN PROPERTIES, LLP – 925 LIBERTY STREET – BLOCK: 407 LOT: 83

PROPOSES A TRANSITIONAL HOUSING FACILITY FOR WOMEN AND CHILDREN. 1. INTERPRETATION IS NEEDED – TRANSITIONAL HOUSE FOR WOMEN AND CHILDREN. 2. USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING MAY BE NEEDED – (C) BULK VARIANCE NEEDED. 4. SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED.

SYLVESTER RANDALL – 412-414 PINE STREET – BLOCK: 285 LOT: 53

PROPOSES A WAREHOUSE TO STORE MATTRESS FURNITURE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

EDISON MARTINEZ – 2944 WESTFIELD AVENUE BLOCK: 1117 LOT: 8

PROPOSES A COMMERCIAL USE W/ THREE AARTMENTS. 1. MULTI-FAMILY DWELLING – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 5.95 SPACES REQUIRED – 0 PROPOSED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL / WAIVER FOR FORMER CHURCH USE.4. COMMENCEMENT OF COMMERCIAL USE MAY REQUIRE A USE VARIANCE.

JUNIOR G. TINEO – 3500 FEDERAL STREET – BLOCK: 1060 LOT: 38

PROPOSES AN EVENT HALL W/ TWO AWNINGS 1. USE IS NOT SPECIFICALLY PERMITTED IN A C-1 ZONE – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

NEW BUSINESS

FERSIO V. RODRIGUEZ – 917 NORTH 25TH STREET BLOCK: 863 LOT: 29

PROPOSES A SECOND FLOOR BALCONY. 1. 870-190(B) – (C) BULK VARIANCE IS NEEDED FOR DECKS AND PORCHES SHALL NOT BE HIGHER THAN 6FT BOVE GRADE AND SHALL ONLY BE ON THE FIRST FLOOR. 2. 870-190 (E) – THE MAX HEIGHT OF THE PORCH SHALL BE ONE STORY – (C) BULK VARIANCE IS NEEDED AS THE STRUCTURE EXCEEDS ONE STORY.

JENNIFER LOPEZ OLIVER - 3810 TUCKHOE RD BLOCK: 665 LOT: 28

PROPOSES A 6 FT FENCE. 1. HPC APPROVAL IS NEEDED FOR THE FENCE ALONG COLLINGS ROAD. 2. FENCE EXCEEDS THE MAX HEIGHT OF 4' ALONG COLLINGS ROAD – C-2 BULK VARIANCE IS NEEDED.

NELSON LOPEZ – 918 N 25TH STREET – BLOCK: 864 LOT: 42

PROPOSES A KITCHEN ADDITION. 1. MIN WIDTH OF EACH SIDE YARD – (10' REQ) - (7 'PROPOSED) – (C) BULK VARIANCE IS NEEDED.

PRESERVATION ACT 2, LLC – 712 VINE STREET – BLOCK: 782 LOT: 90

PROPOSES A DULEX. 1. LOT SIZE IS DEFICIENT – 1023.88 PROPOSED 4000 SF REQ – (C) BULK VARIANCE IS NEEDED. 2. LOT WIDTH AND DEPTH ARE DEFICIENT 40 FT WIDTH REQ - 14.3 PROPOSED – (C) BULK VARIANCE IS NEEDED. 3. MAX LOT COVERAGE IS DEFICIENT - 60% REQ – 80% PROPOSED – (C) BULK VARIANCE IS NEEDED. OFF-STREET PRKING IS DEFICIENT 0 PROPOSED – 2.50 SPACES NEEDED – (C) BULK VARIANCE IS NEEDED.

AIR HOMES II, LLC – 1442 PRINCESS AVENUE – BLOCK: 1296 LOT: 50

PROPOSES TO CONVERT A SINGLE FAMILY DWELLING TO A DUPLEX - APPROVAL IS CONDITIONAL UPON THE APPLICANT PROVIDING AT LEAST (5) OFF STREET PARKING SPACES OR (C) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Use Variance Approval and Site Plan Approval re: **MIGUEL’S PHARMACY – 1787 RIVER AVENUE- BLOCK: 845 LOT: 20 – BUILDING ADDITION FOR STORAGE AND A DRIVE - THRU**

Granting Bulk Variance Approval re- **ANDRES VENTURA– 2523 MORGAN BLVD – BLOCK: 644 LOT: 24 – CONVERT A CHURCH TO A SINGLE FAMILY DWELLING**

Denying Use Variance Approval re: **CAMDEN APOTHECARY - 1205 HADDON AVENUE – BLOCK: 1320 LOT: 2 – CANNABIS DISPENSARY**

Denying w/o prejudice re: **DAJUA FUSSELL– 1573 MT EPHRAIM AVENUE – BLOCK: 441 LOT: 50 – CENTER FOR SMALL CELEBRATIONS & MULTI-PUROSE ROOM**

ADJOURNMENT