

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF OCTOBER 3, 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, October 3, 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  
Theresa Atwood  
Karen Merricks  
Maritza Alston  
Jose M. Brito Bueno

Henrietta Washington, Alternate #1

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 28, 2022**

**PUBLIC HEARING**

**Approval of Minutes – September 2022**

**NEW BUSINESS**

**HADDON PROPERTY GROUP - 2621 MT EPHRAIM AVENUE (REAR) – BLOCK: 714 LOT: 2 & 2.01**

PROPOSES A SELF-STORAGE FACILITY. 1. USE IS NOT SPECIFICALLY PERMITTED IN ZONE AND HEIGHT OF THE BUILDING IS HIGHER THAN PERMITTED – (D-1) AND (D-6) VARIANCE IS NEEDED.

**JOSE A. SANTOS – 338 EMERALD STREET – BLOCK: 481 LOT: 31**

PROPOSES AN AUTO REPAIR SHOP 1. INTERPRETATION IS NEEDED – ABANDONMENT OF PRIOR USE. 2. OFF-STREET PARKING – (C) BULK VARIANCE IS NEEDED. 3. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING.

**MARQUISE PROPERTIES, LLC – 436 SOUTH 6<sup>TH</sup> STREET – BLOCK: 1408 LOT: 46**

PROPOSES A THREE FAMILY DWELLING. 1. MIN LOT AREA IS DEFICIENT 2,000 SF REQ – 1,216 SF PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT – 16 FT PROPOSED – 20 FT REQ. 3. THE STRUCTURE APPEARS TO BE MORE THAN 80% OF LOT – (C-2) BULK VARIANCE MAY BE NEEDED. 4. OFF-STREET PARKING IS REQUIRED – 3 SPACES ARE REQUIRED - 0 SPACES ARE PROPOSED – (C-2) BULK VARIANCE IS NEEDED. 5. SIDE, FRONT AND REAR YARDS – (C-2) VARIANCES MAY BE NEEDED FOR EACH.

**SNRC, LLC – 1200-1202 ATLANTIC AVENUE – BLOCK: 1331 LOT: 99 & 100**

PROPOSES TWO RETAIL BUILDINGS WITH AN APARTMENT ON THE SECOND FLOOR OF BOTH BUILDINGS. 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. – (COMMERCIAL USE). 2. APARTMENTS ARE NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – 3.50 SPACES ARE NEEDED FOR THE (2) APARTMENTS AND 10 SPACES TOTAL FOR THE TWO RETAIL SPACES. 4. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

**ADOPTION OF RESOLUTION**

Granting Use Variance Approval and Site Plan Waiver re: **LORENZO HERNANDEZ – NS THOMPSON 104 E. STATE STREET – B: 977 L: 31 & 34 and B: 979 l: 23-28 – PARKING LOT FOR CARS AND TRAILORS**

Granting Use Variance Approval and Bulk Variance Approval re: **RODRIGO GONZALEZ– 3821 WESTFIELD AVENUE – BLOCK: 1018 LOT: 38 – ROOFTOP LETTER SIGNAGE**

Granting Use Variance Approval and Bulk Variance Approval re: **COOPER CANCER CENTER – 3 COOPER PLAZA – BLOCK: 1443 LOT: 6 – LOGO SIGNAGE FOR PARKING GARAGE**

Granting Use Variance Approval and Site Plan Waiver re: **HIPOLITO HERNANDEZ – 452 CLINTON STREET– BLOCK: 206 LOT: 14 – GRANITE FABRICATOR & INSTALLATION CO.**

Granting Use Variance Approval, Bulk Variance Approval and Non-Conforming Use re: **JULIAN T. CANUSO – 334 POINT STREET – BLOCK: 61 LOT: 4 - DUPLEX**

Granting Use Variance Approval, Bulk Variance Approval and Non-Conforming Use re: **JULIAN T. CANUSO – 336 POINT STREET – BLOCK: 61 LOT: 3 - DUPLEX**

**ADJOURNMENT**