

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF SEPTEMBER 12, 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, September 12, 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 **Tuesday, September 6, 2022**

PUBLIC HEARING

Approval of Minutes – August 2022

OLD BUSINESS

LORENZO HERNANDEZ – NS THOMPSON 104 E. STATE STREET – B: 977 L: 31 & 34 & B: 979 L: 23-28

PROPOSES A PARKING LOT FOR CARS AND TRAILERS 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

RODRIGO GONZALEZ – 3821 WESTFIELD AVENUE – BLOCK: 1018 LOT: 38

PROPOSES ROOFTOP LETTER SIGNAGE – 1. SIGN EXCEEDS THE MAX OF 24 SF – (C-1) BULK VARIANCE IS NEEDED. 2. ROOFTOP SIGNAGE IS PROHIBITED (SECTION 870-25 (C) (18) – (D-1) USE VARIANCE IS NEEDED.

NEW BUSINESS

COOPER CANCER CENTER – 3 COOPER PLAZA – BLOCK: 1443 LOT: 6

PROPOSES ILLUMINATED PAN MOUNTED LETTERS AND “C” LOGO 1. USE AND BULK VARIANCE AS APPROPRIATE AS WELL AS SITE PLAN APPROVAL.

MARIA MORAN – 3077 STEVENS STREET – BLOCK: 1046 LOT: 71

PROPOSES A BATHROOM ADDITION IN THE REAR OF THE FIRST FLOOR 1. INTERPRETATION MAY BE NEEDED TO DETERMINE THE APPEAL PERIOD. 2. (D) USE VARIANCE IS NEEDED IF INTERPRETATION IS APPROVED. 3. ANY SIDE & REAR YARD SETBACKS – (C) BULK VARIANCE IS NEEDED.

HIPOLITO HERNANDEZ – 452 CLINTON STREET – BLOCK: 206 LOT: 14

PROPOSES A GRANITE FABRICATOR AND INSTALLATION COMPANY – 1. (D1) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER 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.

JULIAN T. CANUSO, JR. – 334 POINT STREET – BLOCK: 61 LOT: 4

PROPOSES A DUPLEX 1. DEFICIENT LOT AREA – 2,000 SF REQUIRED – 812 SF PROPOSED – (C1) BULK VARIANCE IS NEEDED. 2. LOT WIDTH, MAX BUILDING COVERAGE & IMPERVIOUS LOT COVERAGE – (C1) BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING – (1.25 SPACES PER UNIT) – (C2) BULK VARIANCE IS NEEDED. 4. APPLICANT MAY APPLY FOR SECTION 68 RELIEF (NON-CONFORMING USE.)

JULIAN T. CANUSO, JR. – 336 POINT STREET – BLOCK: 61 LOT: 3

PROPOSES A DUPLEX 1. DEFICIENT LOT AREA – 2,000 SF REQUIRED – 812 SF PROPOSED – (C1) BULK VARIANCE IS NEEDED. 2. LOT WIDTH, MAX BUILDING COVERAGE & IMPERVIOUS LOT COVERAGE – (C1) BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING – (1.25 SPACES PER UNIT) – (C2) BULK VARIANCE IS NEEDED. 4. APPLICANT MAY APPLY FOR SECTION 68 RELIEF (NON-CONFORMING USE.)

ADOPTION OF RESOLUTION - JULY

Granting Use Variance Approval and Site Plan Waiver re: **LORENZO HERNANDEZ – 506 - 510 NORTH 27TH STREET – BLOCK: 979 LOT: 21 – STORAGE FACILITY W/ OFFICE SPACE**

Granting Use Variance Approval and Site Plan Waiver re- **HARGROVE PROPERTY V, LLC – SE LINE OF HARRISON AVENUE BTW 17TH AND 18TH STREET – BLOCK: 820 LOT: 2 & 21 – STORAGE YARD FOR ABANDONED VEHICLES.**

Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: **EDISON MARTINEZ – 2944 WESTFIELD AVENUE – BLOCK: 1117 LOT: 8 – STORE FRONT W/ 3 APARTMENTS**

Granting Use Variance Approval Bulk Variance Approval re: **JUNIOR G. TINEO – 3500 FEDERAL STREET – BLOCK: 1060 LOT: 38 – EVENT HALL**

Granting Bulk Variance Approval re: **FERSIO V. RODRIGUEZ – 917 NORTH 25TH STREET – BLOCK: 863 LOT: 29 – SECOND FLOOR BALCONY ADDITION**

Granting Bulk Variance Approval re: **JENNIFER LOPEZ OLIVER - 3180 TUCKAHOE ROAD – BLOCK: 665 LOT: 28 – 6 FT FENCE ALONG COLLINGS ROAD**

Granting Bulk Variance Approval w/ Conditions re: **NELSON LOPEZ – 918 NORTH 25TH STREET – BLOCK: 864 LOT: 42 – KITCHEN ADDITION**

Granting Bulk Variance Approval re: **PRESERVATION ACT 2, LLC – 712 VINE STREET – BLOCK: 782 LOT: 90 - DUPLEX**

Granting Bulk Variance Approval re: **AIR HOMES II, LLC – 1442 PRINCESS AVENUE – BLOCK: 1296 LOT: 50 – DUPLEX**

ADOPTION OF RESOLUTION - AUGUST

Grating Use Variance approval and Site Plan Waiver re: CHANA KANELSKY – 1218 WHITMAN AVENUE – BLOCK: 1343 LOT: 108 - DUPLEX

ADJOURNMENT