

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF NOVEMBER 7, 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, November 7, 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 **Monday, October 31, 2022**

PUBLIC HEARING

Approval of Minutes – October 2022

OLD BUSINESS

JOSE A. SANTOS – 338 EMERALD STREET – BLOCK: 481 LOT: 31
PROPOSES AN AUTO REPAIR SHOP 1. INTERPRETATION IS NEEDED –
ABANDONMEN OF PRIOR USE. 2. OFF-STREET PARKING – (C) BULK VARIANCE IS
NEEDED. 3. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING.

NEW BUSINESS

FRANKLIN MATIAS, JR - 1035 MT EPHRAIM AVENUE – BLOCK: 387 LOT: 42
PROPOSES AN AUTO & TIRE REPAIR SHOP W/ AN INSTALLED 3 BAY GARAGE. 1.
NON-CONFORMING USE OF AN AUTO REPAIR - (D-1) USE VARIANCE IS NEEDED
2. SITE PLAN APPROVAL IS NEEDED IF USE VARIANCE IS APPROVED.

ST JOSEPH’S CARPENTER SOCIETY – 627 RARITAN STREET – BLOCK: 1252 LOT: 121
PROPOSES A REAR ADDITION. 1. REAR & SIDE YARDS ARE DEFICIENT – (C-2) BULK
VARIANCES ARE NEEDED FOR EACH. 2. APPLICANT MUST PROVIDE UPDATED
PLOT PLAN SHOWING THE ADDITION W/ SETBACKS.

CHERNOR BAH – 521 FERRY AVENUE – BLOCK: 475 LOT: 131

PROPOSES A FIVE-UNIT APARTMENT BUILDING – 1. EXPANSION OF NON – PERMITTED USE – (D-2) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 6.75 SPACES ARE REQUIRED – (C-2) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

ZEN FRANKLIN, LLC – 415 FEDERAL STREET – BLOCK: 123 LOTS: 17 & 111

PROPOSES A CANNABIS DISPENSARY. 1. CANNABIS FACILITY IS WITHIN 200 FT OF A PUBLIC PARK. INTERPRETATION IS NEEDED. 2. USE AND BULK VARIANCE MAY BE 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 Section 68 Relief re: **JULIAN T. CANUSO – 334 POINT STREET – BLOCK: 61 LOT: – 4 - DUPLEX**

Granting Use Variance Approval, Bulk Variance Approval and Section 68 Relief re: **JULIAN T. CANUSO – 336 POINT STREET – BLOCK: 61 LOT: 3 - DUPLEX**

Granting Use Variance approval re: **HADDON PROPERTY GROUP – 2621 MT EPHRAIM AVENUE (REAR) – BLOCK: 714 LOT: 2 – SELF-STORAGE FACILITY**

Granting Use Variance Approval, Bulk Variance approval and Site Plan Waiver re: **SNRC, LLC– 1200 – 1202 ATLANTIC AVENUE – BLOCK: 1331 LOT: 99 & 100 – TWO RETAIL SPACES ON 1ST FLOOR W/ APARTMENT ON 2ND FLOOR OF BOTH BUILDINGS**

Denying Bulk Variance approval re: **MARQUISE PROPRTIES, LLC – 436 SOUTH 6TH STREET – BLOCK: 1408 LOT: 46 – THREE FAMILY DWELLING**

ADJOURNMENT