

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF DECEMBER 5, 2022 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**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, November 30, 2022**

**PUBLIC HEARING**

**Approval of Minutes – November 2022**

**OLD 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.

**NEW BUSINESS**

**ICE STATION ZEBRA, LLC – 529 NORTH 3<sup>RD</sup> STREET – BLOCK: 53 LOT: 14**  
PROPOSES THREE APARTMENTS. 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED (C-2) BULK VARIANCE IS NEEDED. 3. MAXIMUM BUILDING COVERAGE IS BEYOND THE MAXIMUM - (C-2) BULK VARIANCE IS NEEDED. 4. (C-2) BULK VARIANCE MAY BE NEEDED FOR LOT WIDTH, LOT DEPTH, FRONT, SIDE AND REAR REQUIREMENTS.

**NAJWA KHALIL – 1199 NORTH 36<sup>TH</sup> STREET – BLOCK: 913 LOT: 36**  
PROPOSES CONSTRUCTION OF A GARAGE – 1. GARAGE – ACCESSORY STRUCTURE SHALL NOT OCCUPY A FRONT YARD – (D-1) USE VARIANCE IS NEEDED. 2. A PORTION OF THE SIDE YARD IS DEFICIENT – 5 FT REQUIRED – 3 FT PROPOSED – (C-1) BULK VARIANCE IS NEEDED.

**ANVC, LLC 316-322 PINE STREET BLOCK: 229 LOT: 68**  
PROPOSES A WAREHOUSE. 1. NON-CONFORMING USE - NJSA SECTION 40:55D – 68 RELIEF IS NEEDED

**NHAT NGUYEN – 824 MORGAN BLVD – BLOCK: 643 LOT: 17**

PROPOSES A SUNROOM REPLACEMENT. 1. SIDE YARD SETBACK IS DEFICIENT – (C-2) VARIANCE IS NEEDED. 2. ADDITION APPEARS TO BE BEYOND THE 40% BUILDING COVERAGE – (C-2) BULK VARIANCE IS NEEDED. 3. RECOMMENDED THAT THE APPLICANT PROVIDE A SURVEY / PLOT PLAN THAT SHOWS THE HOUSE, ADDITION AND ALL SETBACKS.

**YEHUDA KANELSKY AND YACHIEL WINFIELD – 352-362 RANDOLPH STREET BLOCK: 1230 LOT: 110**

PROPOSES AN APARTMENT COMPLEX – NJSA SECTION 40:55D – 68 RELIEF IS NEEDED FOR LEGAL NON-CONFORMING USE

**YEHUDA KANELSKY AND YACHIEL WINFIELD – 1117 – 1125 MAGNOLIA AVENUE BLOCK: 1269 LOT: 13**

PROPOSES AN APARTMENT BUILDING – NJSA SECTION 40:55D – 68 RELIEF IS NEEDED FOR LEGAL NON-CONFORMING USE

**YEHUDA KANELSKY AND YACHIEL WINFIELD – 1137 MAGNOLIA AVENUE BLOCK: 1269 LOT: 16**

PROPOSES A DUPLEX. 1. OFF-STREET PARKING – (C-2) VARIANCE IS NEEDED – 3.5 SPACES ARE NEEDED. 2. OTHER VARIANCES MAY BE NEEDED FOR MAXIMUM IMPERVIOUS COVERAGE – APPLICANT NEEDS TO APPLY AS NEEDED.

**ADOPTION OF RESOLUTION**

Granting Interpretation and Bulk Variance approval re: **JOSE A. SANTOS – 338 EMERALD STREET – BLOCK: 481 LOT: 31 – AUTO REPAIR**

Granting Bulk Variance Approval re: **ST JOSEPH’S CARPENTER SOCIETY– 627 RARITAN STREET– BLOCK: 1252 LOT: 121 – ADDITION TO REAR OF THE HOME**

Granting Use Variance Approval and Bulk Variance Approval re: **CHERNOR BAH – 521 FERRY AVENUE – BLOCK: 475 LOT: 131 – 5 UNIT APARTMENT BUILDING**

Granting Interpretation and Bulk Variance approval re: **ZEN FRANKLIN, LLC– 415 FEDERAL STREET– BLOCK: 123 LOT: 17 & 111 – CANNABIS DISPENSARY**

**APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2023**

**ADJOURNMENT**