

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF FEBRUARY 6, 2023 – 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 **Tuesday, January 31, 2023.**

PUBLIC HEARING

Approval of Minutes – January 2023

NEW BUSINESS

**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.

**NORTHGATE PRESERVATION URBAN RENEWAL, LLC – 433 NORTH 7TH STREET –
BLOCK: 84 LOT: 65**

PROPOSES EXTERIOR IMPROVEMENTS TO THE PARKING LOT, PLAYGROUND & GARDEN, INSTALL FENCE ADA RAMP AND ADA – COMPLIANT STALLS. 1. NJSA 40:55D – 68 – NON-CONFORMING USE RELIEF IS NEEDED. 2. D-5 AND D-6 USE VARIANCES WOULD BE REQUIRED IF THERE ARE ANY PROPOSED CHANGES BEYOND NJS 40:55D – 68. 3. SITE PLAN APPROVAL IS NEEDED.

OMKARNATH PRABHU – 3616 WESTFIELD AVENUE – BLOCK: 1030 LOT: 5

PROPOSES FOUR-UNIT APARTMENT BUILDING 1. USE IS NOT PERMITTED – (4) UNITS – (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED. 3. APPLICANT MUST INDICATE THE NUMBER OF SPACES NEEDED AND LOCATION TO DETERMINE THE NEED FOR OTHER VARIANCES. 4. OTHER VARIANCES – (C-2) BULK VARIANCES MAY BE NEEDED.

MT EPHRAIM NJ, LLC – 2820 MT EPHRAIM AVENUE – BLOCK: 715 LOT: 2

PROPOSES DEMOLITION AND CONSTRUCTION OF A WAREHOUSE. 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED AND (D-6) BUILDING HEIGHT IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

NAJWA KHALIL – 1199 N 36TH STREET – BLOCK: 913 LOT: 36

PROPOSES A CONSTRUCTED 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.

EAST MERIDIAN, LLC – 1208 CARL MILLER BLVD – BLOCK: 1363 LOT: 65

PROPOSES A DUPLEX 1. MIN LOT SIZE – 4,000 SF REQ – 2,000 SF PROPOSED – (C-2) BULK VARIANCE IS NEEDED. 2. LOT WIDTH – 40 FT REQ – 20 FT PROPOSED – (C-2) BULK VARIANCE IS NEEDED. 3. SIDE & REAR YARDS (C-2) BULK VARIANCE IS NEEDED FOR EACH. 4. OFF-STREET PARKING IS NEEDED – 3.50 SPACES NEEDED – 0 PROPOSED - (C-2) BULK VARIANCE IS NEEDED.

HOWARD LAMBERSKY 1489 BROADWAY – BLOCK: 458 LOT: 54

PROPOSES A 61/2 FT FENCE 1. HEIGHT OF THE FENCE EXCEEDS THE MAXIMUM OF 4 FT ALONG THE FRONTAGE – (C-2) BULK VARIANCE IS NEEDED.

DAVID PORRATO - 111 MAIN STREET – BLOCK: 38 LOT: 4

PROPOSES AN AUTO REPAIR, DETAILING & TINTING SHOP 1. USE IS NOT PERMITTED - (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING NEEDS TO BE IDENTIFIED – (C-2) BULK VARIANCE IS NEEDED. 3. RECOMMEND SITE PLAN WAIVER.

ADOPTION OF RESOLUTION

DECEMBER - 2022

Granting Use Variance Approval and Site Plan Waiver re: **FRANKLIN MATIAS, JR. – 1035 MT EPHRAIM AVENUE – BLOCK: 387 LOT: 42 – AUTO & TIRE REPAIR SHOP**

Granting Non -Conforming Use re: **ANVC, LLC– 316-322 PINE STREET– BLOCK: 229 LOT: 68 – WAREHOUSE**

Granting Bulk Variance Approval re: **NHAT NGUYEN – 824 MORGAN BLVD – BLOCK: 643 LOT: 17 – SUNROOM REPLACEMENT**

Granting Non – Conforming Use Variance Approval re: **YEHUDA KANELSKY AND YACHIEL WINFIELD – 352 – 362 RANDOLPH STREET– BLOCK: 1230 LOT: 110 – APARTMENT COMPLEX**

Granting Non – Conforming Use re: **YEHUDA KANELSKY AND YACHIEL WINFIELD – 1117 – 1125 MAGNOLIA AVENUE– BLOCK: 1269 LOT: 13 – APARTMENT COMPLEX**

JANUARY - 2023

Granting Bulk Variance Approval re: **EDWIN A. BATISTA – 1445 KENWOOD AVENUE – BLOCK: 1296 LOT: 36 – DUPLEX**

Granting Use Variance Approval and Bulk Variance Approval re: **ICE STATION ZEBRA, LLC – 529 N. 3RD STREET - BLOCK: 53 LOT: 14 – THREE UNIT APARTMENT BUILDING**

ADJOURNMENT