

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JANUARY 9, 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 **Wednesday, January 3, 2023.**

REORGANIZATION OF BOARD

Appointment of Temporary Chairman
Nomination of Chairman
Election of Chairman
Election of Vice Chairman
Appointment of Secretary
Appointment of Board Attorney – Dembo, Brown & Burns LLP
Appointment of Conflicts Attorney – CGO, Law, P.C.

PUBLIC HEARING

Approval of Minutes – December 2022

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.

ICE STATION ZEBRA, LLC – 529 NORTH 3RD 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.

**KNIGHTS CROSSING HOMES PARTNERS, LLC – 1532 BRADLEY AVENUE
BLOCK: 1278 LOT: 56**

PROPOSES A DUPLEX 1. NJSA 40:55-D 68 NON – CONFORMING RELIEF IS NEEDED.

EDWIN A. BATISTA – 1445 KENWOOD AVENUE – BLOCK: 1296 LOT: 36

PROPOSES A DUPLEX – 1. MAX BUILDING COVERAGE IS EXCEEDED BEYOND 40 % LIMIT - (C-1) BULK VARIANCE IS NEEDED. 2. MAX LOT IMPERVIOUS COVERAGE IS EXCEEDED BEYOND THR 60% LIMIT – (C-1) BULK VARIANCE IS NEEDED. 3. AN AGREEMENT IS NEEDED FOR 1445 KENWOOD AVENUE TENANTS TO PARK AT 1443 KENWOOD AVENUE OR (C-1 BULK VARIANCE IS NEEDED FOR DEFICIENT OFF-STREET PARKING – 3.75 SPACES MINIMUM ARE 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.

ADOPTION OF RESOLUTION

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

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

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

ADJOURNMENT