

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF APRIL 3, 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, March 28, 2023.**

PUBLIC HEARING

Approval of Minutes – February 2023

NEW BUSINESS

1060 BERGEN AVENUE, LLC - 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88

PROPOSES A DRIVEWAY 1. 870: 31 OUTDOOR STORAGE IN ANY RESIDENTIAL DISTRICT. 2. 870: 214 – NO RESIDENTIAL VEHICLES SHALL BE PARKED IN NO AREA NOT DESIGNATED FOR PARKING – (C-1) BULK VARIANCE IS NEEDED. 3. LICENSE AGREEMENT IS NEEDED FOR CITY COUNCIL IF ZBA APPROVES.

JOSEPH’S HOUSE OF CAMDEN – 555 ATLANTIC AVENUE – BLOCK: 345 LOT: 11

PROPOSES A 7 FT FENCE 1. HEIGHT OF THE FENCE EXCEEDS THE MAX HEIGHT OF 6 FT – (C) BULK VARIANCE IS NEEDED.

HEZEKIAH & ROSITA ADEDOYIN – 549 PFEIFFER STREET – BLOCK: 1253 LOT: 123

PROPOSES A DUPLEX 1. PLEASE BE ADVISED THAT NJSA 40:55D – 68 NON-CONFORMING USE IS NEEDED FOR THIS STRUCTURE.

AS PROMISED HOLDINGS, LLC – 1600 CARMAN STREET – BLOCK: 1196

LOT: 29, 30, 31 &40

PROPOSES CANNABIS CULTIVATION 1. USE IS NOT SPECIFICALLY PERMITTED – (D-1) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

MARIA A. PERALTA HENRIQUEZ – 1714 S. 10TH STREET - BLOCK: 552 LOT: 4

PROPOSES A CONVENIENCE STORE W/ 28 SF AWNING 1. PLEASE BE ADVISED THAT NJSA 40:55D – 68 NON-CONFORMING USE IS NEEDED 2. THE SIGN EXCEEDS THE MAX OF 12 SF – (C-2) BULK VARIANCE IS NEEDED.

EMELYN PERALTA – 1315 S. 10TH STREET – BLOCK: 409 LOT: 1

PROPOSES A DUPLEX 1. CHANGE OF USE SITE PLAN APPROVAL IS NEEDED.

MICHAEL MCFARLANE – 509 RANDOLPH STREET – BLOCK: 1239 LOT: 39

PROPOSES INTERIOR REHAB, CHANGE THREE-BEDROOMS TO TWO-BEDROOMS AND CONSTRUCTION OF DECK AND FENCE. 1. THE PROPOSED DECK EXCEEDS THE HEIGHT OF 6 FT. – (C-1) BULK VARIANCE IS NEEDED. 2. THE PROPOSED DECK APPEARS TO EXCEED THE MAX BUILDING COVERAGE OF 60% - (C-1) BULK VARIANCE IS NEEDED. 3. NEED ADDITIONAL INFORMATION REGARDING THE ROOMS.

RONALD AND FRANCES ABATE – 1929 S. 4TH STREET BLOCK: 494 LOT:3

PROPOSES TWO INDUSTRIAL BUSINESSES ON THE SAME LOT. 1. TWO PRINCIPLE USES ON THE SAME LOT – (D-1) USE VARIANCE MAY BE NEEDED. 2. OFF-STREET PARKING – BOTH USES MAY BE NEEDED – (C-1) BULK VARIANCE IS NEEDED

TOBI ROSARIO – 4120 WESTFIELD AVENUE – BLOCK: 1035 LOT: 20

PROPOSES A DUPLEX 1. MIN LOT SIZE IS DEFICIENT – 3,000 SF REQUIRED – 2,000 SF PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 2. FRONT YARD IS DEFICIENT ON 41ST STREET – 10 FT REQUIRED – 4 FT PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 3. SIDE YARD SETBACK MAY BE NEEDED 10 FT REQUIRED – 5 FT PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING IS NEEDED – 4 SPACES REQUIRED FOR (2) 3-BEDROOM UNITS – (C-1) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTION

Denying Appeal re: **OMKARNATH PRABHU – 3616 WESTFIELD AVENUE BLOCK: 1030 LOT: 5 – FOUR APARTMENT UNITS**

Granting Use Variance Approval and Site Plan Approval re: **NORTHGATE PRESERVATION URBAN RENEWAL – 433 N 7TH STREET– BLOCK: 84 LOT: 65 – EXTERIOR RENOVATIONS TO PLAYGROUND AND PARKING LOT**

Granting Use Variance Approval re: **MT EPHRAIM NJ, LLC– 2820 MT EPHRAIM AVENUE - BLOCK: 715 LOT: 2 – DEMO & CONSTRUCT WAREHOUSE**

Granting Use Variance Approval and Bulk Variance Approval re: **NAJWA KHALIL – 1199 N. 36TH STREET– BLOCK: 913 LOT: 36 – SFD –CONSTRUCT A GARAGE**

Granting Bulk Variance Approval re: **EAST MERIDIAN, LLC – 1208 CARL MILLER BLVD – BLOCK: 1363 LOT: 65 – DUPLEX**

Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: **DAVID PORRATO – 111 MAIN STREET– BLOCK: 38 LOT: 4 – DETAIL & TINTING**

ADJOURNMENT