

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF MARCH 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 **Friday, February 24, 2023.**

PUBLIC HEARING

Approval of Minutes – February 2023

OLD BUSINESS

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. (CONTINUED)

NEW BUSINESS

1060 BERGEN AVENUE, LLC - 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88
PROPOSES A CARPORT 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.

CHRISTOPHER M. DE JESUS – 307 STATE STREET – BLOCK: 25 LOT:5
PROPOSES A TATTOO PARLOR W/ 24 SF SIGN 1. THE PROPOSED USE - TATTOO
PARLOR IS PROHIBITED PURSAUNT TO 870:37 (V) – (D-1) USE VARIANCE IS
NEEDED. 2. APPLICANT CAN REQUEST A SITE PLAN WAIVER IF USE VARIANCE IS
APPROVED. 3. APPLICANT CAN REQUEST INTERPRETATION.

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.

KNIGHTS CROSSING HOMES PARTNERS, LLC – 1532 BRADLEY AVENUE – BLOCK: 1278
LOT: 56
PROPOSES A DUPLEX 1. NJSA 40:55D – 68 NON-CONFORMING USE 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: 18
PROPOSES A DUPLEX 1. CHANGE OF USE SITE PLAN APPROVAL IS NEEDED

ADOPTION OF RESOLUTION

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 – AUTO REPAIR, DETAIL & TINTING

ADJOURNMENT