

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MAY 1, 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, April 25, 2023.**

**PUBLIC HEARING**

**Approval of Minutes – April 2023**

**OLD BUSINESS**

**EMELYN PERALTA – 1315 S. 10<sup>TH</sup> STREET – BLOCK: 409 LOT: 18**  
PROPOSES A DUPLEX 1. CHANGE OF USE - SITE PLAN APPROVAL IS NEEDED.  
(PHOTOS REQUESTED)

**NEW BUSINESS**

**HADDON PROPERTY GROUP, LLC – 2621 MT EPHRAIM AVENUE (REAR) – BLOCK: 714  
LOTS 2 & 2.01**  
SELF-STORAGE FACILITY - PRELIMINARY AND FINAL MAJOR SITE PLAN  
APPLICATION

**AS PROMISED HOLDINGS, LLC – 1600, 1610-1642, 1690 & 1692 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.

**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.

**RONALD AND FRANCES ABATE – 1929 S. 4<sup>TH</sup> 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.

**GENARO LOPEZ – 1103 N 20<sup>TH</sup> STREET – BLOCK: 826 LOT: 78**

PROPOSES AN AUTO REPAIR SHOP 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. 2. APPLICANT MUST DEMONSTRATE OFF-STREET PRKING OR (C) BULK VARIANCE IS NEEDED.

**LOWINSKY MINIER – 3821 MT EPHRAIM AVENUE – BLOCK: 1018 LOT: 38**

PROPOSES THREE ADDITIONAL APARTMENTS TO THE MINED USE BUILDING 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED FOR THREE-UNIT APARTMENT. 2. (D-1) USE VARIANCE MAY BE NEEDED FOR MOR THAN ONE USE IN SAID PROPERTY – OFF STREET PARKING IS NEEDED - (C-2) VARIANCE IS NEEDED – A MINIMUM OF SIX PARKING SPACES IS NEEDED. 3. CHANGE OF USE – 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 RELIEF IS NEEDED

**5 STAR PROPRTIES, LLC – 3320 FEDERAL STREET – BLOCK: 1058 LOT: 6**

PROPOSES FIVE APARTMENTS 1. MULTI-FAMILY DWELLING NOT PERMITTED – USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED - A MAXIMUM OF 8-10 PACES ARE NEEDED.

**JOHANNA RIVERA - 101 N 21<sup>ST</sup> STREET – BLOCK: 1143 LOT: 24**

PROPOSES A THREE FAMILY DWELLING. 1. MULTI-FAMILY DWELLINGS ARE NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 5.25 SPACES ARE NEEDED – (C-1) BULK VARIANCE IS NEEDED.

**LUIS JAQUEZ - 1317 S. 10<sup>TH</sup> STREET – BLOCK: 409 LOT: 19**

PROPOSES A DUPLEX 1. LOT AREA IS DEFICIENT – 3,000 SF IS PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEEDED – (C-1) BULK VARIANCE IS NEEDED.

**HOLDING 13, LLC - 814 N. 4<sup>TH</sup> STREET BLOCK: 754 LOT: 83**

PROPOSES A DUPLEX 1. C-1 BULK VARIANCES MAY BE NEEDED FOR LOT WIDTH, DEPTH AND SIZE. C-1 BULK VARIANCE IS NEEDED FOR OFF-STREET PARKING – 2.50 SPACES ARE NEEDED.

**ADOPTION OF RESOLUTIONS**

Granting Legal Non-Conforming Use re: **HEZEKIAH & ROSITA ADEDOYIN – 549 PFEIFFER STREET– BLOCK: 1253 LOT: 123 – DUPLEX**

Granting Legal Non-Conforming Use re: **MARIA A. PERALTA HENRIQUEZ– 1714 S. 10<sup>TH</sup> STREET - BLOCK: 552 LOT: 4 – GROCERY STORE W/ AWNING**

Granting Use Bulk Variance Approval re: **MICHAEL MCFARLANE – 509 RANDOLPH STREET– BLOCK: 1239 LOT: 39 –INTERIOR RENOVATIONS, REAR DECK AND FENCE**

Granting Bulk Variance Approval re: **TOBI ROSARO – 4120 WESTFIELD AVENUE – BLOCK: 1035 LOT: 20 – DUPLEX**

**ADJOURNMENT**