

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF AUGUST 7, 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, August 2, 2023.**

**PUBLIC HEARING**

**Approval of Minutes – July 2023**

**NEW BUSINESS**

**PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP - 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84**  
PROPOSES FIVE (5) TOWNHOUSES - MAJOR SUBDIVISION

**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.

**ST JOSEPH’S CARPENTER SOCIETY – 2912 FEDERAL STREET – BLOCK: 1125 LOT: 2**  
PROPOSES A WARE HOUSE W/ OFFICES - 1. NJSA 40:55D – 68 NON CONFORMING USE IS NEEDED.

**EFRAIN REYES, JR – 233 GRAND AVENUE – BLOCK: 1177 LOT: 159**  
PROPOSES A DIUPLEX 1. NJSA 40:55D – 68 NON CONFORMING USE IS NEEDED.

**KIRTTY TAVERAS – 1539 S. 10<sup>TH</sup> STREET – BLOCK: 428 LOT: 41**  
PROPOSES A CONVENIENCE STORE W/ 54 SF SIGN 1. NJSA 40:55 - 68 RELIEF IS NEEDED 2. SIGN EXCEEDS THE MAX OF 12 SF – C-2 BULK VARIANCE IS NEEDED.

**WILTON TORRES – 116 STATE STREET – BLOCK: 38 LOT: 90**  
PROPOSES THREE APARTMENTS WITH AN ADDITION TO THE THIRD FLOOR 1. D -1 USE VARIANCE IS NEEDED FOR THREE UNITS. 2. OFF-STREET PARKING IS NEEDED - 2.50 SPACES ARE NEEDED – C-1 BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS – JULY**

Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: **LOWINSKY MINIER – 3821 WESTFIELD AVENUE - BLOCK: 1018 LOT: 38 – NEW CONSTRUCTION THREE ADDITIONAL APARTMENTS ON THE SECOND FLOOR**

Granting Use Variance Approval, Bulk Variance Approval and preliminary and Final Site Plan Approval re: **PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP – 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84 - (5) TOWNHOUSES CF**

Granting Bulk Variance Approval re: **MONZO CONSTRUCTION – 699 LIBERTY STREET – BLOCK: 340 LOT: 1 - FENCE INSTALLATION AROUND CELL TOWER SITE**

Granting Bulk Variance Approval re: **5 STAR PROPERTIES, LLC: 402 STEVENS STREET – BLOCK: 178 LOT: 1 – MULTI FAMILY (5) APARTMENTS**

Granting Use Variance Approval and Bulk Variance Approval re: **DAVID FITZGERALD – 1486 KAIGHN AVENUE – BLOCK: 1276 LOT: 1 - THREE FAMILY DWELLING**

Granting Use Variance Approval and Bulk Variance Approval re: **LARCEN VELIZ – 1489 BROADWAY – BLOCK: 344 LOT: 54 - AUTO SALE AND 61/2 FT FENCE**

Granting Bulk Variance Approval re: **JANDER VALENTIN – 742 CHERRY STREET - BLOCK: 380 LOT: 1 – DUPLEX**

Granting Use Variance Approval re: **HEAVEN TOWING & AUTO REPAIR - 1215-1221 S. 6<sup>TH</sup> STREET BLOCK: 337 LOT: 100 - TOWING & AUTO REPAIR W/ SIGNAGE**

Denying w/o prejudice re: **1060 BERGEN AVENUE, LLC - 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88 – DRIVEWAY**

**ADJOURNMENT**