

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JANUARY 8, 2024 – 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 4, 2024.**

PUBLIC HEARING

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.

Approval of Minutes – December 2023

OLD BUSINESS

STEVENS HOUSING, LLC – 1160 HADDON AVENUE – BLOCK: 1289 LOT: 21
PROPOSES A DUPLEX. 1. C-1 VARIANCES ARE NEEDED FOR LOT AREA, LOT WIDTH AND BUILDING COVERAGE. 2. OFF-STREET PARKING – 2.50 SPACES ARE NEEDED - C-1 BULK VARIANCE IS NEEDED.

NEW BUSINESS

VICTORIA REALTY – 523 N. 27TH STREET – BLOCK: 877 LOT: 3
PROPOSES TWO OFFICE BUILDINGS AND FIVE STORAGE GARAGES. 1. STORAGE UNITS ARE NOT PERMITTED – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED.

ROGER D. MACHIGAL – 2500 BAIRD BLVD – BLOCK: 1177 LOT: 133

PROPOSES AN AUTO REPAIR AND 6 FT FENCE. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING. 4. IF SITE PLAN WAIVER IS GRANTED 6 FT FENCE WILL REQUIRE BULK VARIANCE APPROVAL FOR THE HEIGHT.

MELANIE GARCIA – NS SHERMAN 60 E. 28TH STREET –BLOCK: 966 LOT: 14

PROPOSES A PARKING LOT WITH CEMENT REPAIR. 1. USE IS PROHIBITED – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED.

CANNABISTA, LLC – 2035 ADMIRAL WILSON BLVD – BLOCK: 1221 LOT: 3

PROPOSES A CONSTRUCT AND ESTABLISH A RETAIL CANNABIS FACILITY. 1. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HOUSE OF RESTORATION AND CHURCH HEALING – SW 4TH & SPRUCE STREET - BLOCK: 238 LOT: 71 & 75

PROPOSES CONSTRUCTION OF A NEW CHURCH. 1. BULK VARIANCES ARE NEEDED FOR LOT AREA, BUILDING COVERAGE, IMPERVIOUS COVERAGE AND OFF-STREET PARKING. 2. SITE PLAN APPROVAL IS NEEDED.

MICHAEL CHERFANE – ELITE HOLDINGS III, LLC– 1012 N. 25TH STREET – BLOCK: 859 LOT: 41

PROPOSES AN 8 FT FENCE AT AUTO REPAIR SHOP. 1. REPLACEMENT OF 8 FT FENCE REQUIRES A (C-1) BULK VARIANCE FOR FEIGHT.

1426 MT EPHRAIM, LLC – 1426-1444 MT EPHRAIM AVENUE – BLOCK: 1325 LOTS: 44, 47, 49, 50, 59 & 60

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

BAIRD PROPERTIES, LLC – 2640-2642 BAIRD BLVD BLOCK: 1173 LOT: 122

PROPOSES 8 UNIT APARTMENTS. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

BAIRD PROPERTIES, LLC – 2648-2650 BAIRD BLVD BLOCK: 1173 LOT: 77

PROPOSES 8 UNIT APARTMENTS. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

EASTERN SIGN TECH, LLC – 1 HARBOUR BLVD – BLOCK: 139 LOT: 11.01

PROPOSES A 20,873 SF ROOFTOP SIGN. 1. INTERPRETATION IS NEEDED – ROOFTOP SIGNS AND SIGNS PAINTED ON STRUCTURE. 2. SIZE IF SIGN EXCEEDS 40 FT – C-1 BULK VARIANCE IS NEEDED.

CAMDEN AQUARIUM – 1 AQUARIUM DRIVE – BLOCK: 140 LOT: 6

PROPOSES AN 8 FT FENCE. 1. FENCE HEIGHT EXCEEDS 6 FT – C-1 BULK VARIANCE IS NEEDED.

APPLE TREE HOMES, LLC – 516 S. 8TH STREET – BLOCK: 1431 LOT: 17

PROPOSES SFD – DUPLEX CONVERSION – 1. MIN LOT SIZE IS DEFICIENT – 4,000 SF REQ – 1,095 SF PROPOSED – C-1 BULK VARIANCE IS NEEDED. 2. MIN LOT WIDTH - 40 FT REQ – 15.6 FT PROPOSED – C-1 BULK VARIANCE IS NEEDED. 3. MIN LOT DEPTH – 100 FT REQ – 66 FT PROPOSED – C-1 BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING IS NEEDED – 2.75 SPACES ARE NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Bulk Variance Approval re: **JOSE M. CALDERON – 1520 WILDWOOD AVENUE – BLOCK: 1272 LOT: 11 - DUPLEX**

Granting Bulk Variance Approval re: **RESPOND INC. – 3001 FENWICK RD – BLOCK: 625 LOT: 43 – 6 FT. FENCE**

Granting Non – Conforming Use re: **BILAL DIXON – 218 MORSE STREET – BLOCK: 1235 LOT: 57 - DUPLEX**

Denying Use Variance re: **NEW BEGINNINGS BEHAVIORAL HEALTH – 1300 PRINCESS AVENUE – BLOCK: 1293 LOT: 70 – TRANSITIONAL MEN’S SHELTER**

ADJOURNMENT