

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF FEBRUARY 5, 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, January 30, 2024.**

PUBLIC HEARING

Approval of Minutes – January 2024

NEW BUSINESS

1435 RIVER OWNER, LLC – WS RIVER 848 S. EAST STATE STREET BLOCK: 807 LOT: 21
PROPOSES A NEW BUILDING AND LIGHT INSTALLATION – SITE PLAN APPROVAL IS NEEDED - (ZBA: USE VARIANCE APPROVAL 4/4/2022)

HOLCOMB BUS SERVICE, INC. – 1828 - 34, 1842, 1978 & 1900 FEDERAL STREET – BLOCK: 1199 LOT: 4, 8 & 9; BLOCK: 1200 LOT: 1 & 2
PROPOSES BUS PARKING LOT/STORAGE – 1. USE VARIANCE IS NEEDED FOR ADDITIONAL LOTS 4 & 9; BLOCK 1199. 2. SITE PLAN APPROVAL IS NEEDED FOR NEW CONSTRUCTION / ADDITIONS AND SITE PLAN IMPROVEMNTS.

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.

JONATHAN GABAY – 436 S. 6TH STREET BLOCK: 1408 LOT: 46
PROPOSES A CONVERSION FROM DUPLEX TO THREE-FAMILY DWELLING. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

JONATHAN GABAY – 421 CHAMBERS AVENUE – BLOCK: 1408 LOT: 75
PROPOSES A DUPLEX 1. BULK VARIANCES ARE NEEDED FOR LOT AREA, LOT DEPTH AND IMPERVIOUS COVERAGE.

3250-3252 RIVER RD, LLC - SS RIVER 80 E BERGEN AVENUE – BLOCK: 942 LOT: 2
PROPOSES A PARKING LOT FOR CAR, TRUCKS AND VANS. 1. PROPOSED USE IS NOT PERMITTED IN A C-2 ZONE – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. **CRAMER HILL REDEVELOPMENT PLAN**

CAMDEN COUNTY GROWTH, LLC – 3300 FEDERAL STREET – BLOCK: 1058 LOT: 1
PROPOSES THREE APARTMENTS W/ OFFICE. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED FOR 3-FAMILY DWELLING. THE APPLICANT HAS THE OPTION OF NJSA 40:455D – 68 RELIEF. 2. OFF-STREET PARKING IS NEEDED – 7.0 SPACES MAY BE NEEDED.

GIDEON NWACHUKWU – 1180 BERGEN AVENUE – BLOCK: 910 LOT: 1
PROPOSES A DUPLEX – 1. NJSA - 68 RELIEF – NON-CONFORMING USE IS NEEDED.

ALBA AGILAR – 1164 EVERETT STREET – BLOCK: 1341 LOT: 12
PROPOSES A DUPLEX. 1. MIN LOT SIZE 4000 SF REQ – 2000 PROP – C-1 BULK VARIANCE IS NEEDED. 2. MIN LOT WIDTH – 40 FT REQ – 20 FT PROP – C-1 BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED. 4. C-1 BULK VARIANCES MAY BE NEEDED FOR LOT DEPTH & BUILDING COVERAGE.

ADOPTION OF RESOLUTIONS

Granting Bulk Variance Approval re: **STEVENS HOUSING, LLC – 1160 HADDON AVENUE – BLOCK: 1289 LOT: 21 - DUPLEX**

Granting Non – Conforming Use re: **VICTORIA REALTY – 523 N. 27TH STREET – BLOCK: 877 LOT: 3 – TWO OFFICE BUILDINGS AND (5) STORAGE GARAGES**

Granting Bulk Variance and Site Plan Approval re: **HOUSE OF RESTORATION AND CHURCH HEALING – SW 4TH & SPRUCE STREET – BLOCK: 238 LOTS: 71 & 75 – CONSTRUCT A CHURCH**

Granting Bulk Variance Approval re: **MICHAEL CHERFANE - 1012 N 25TH STREET – BLOCK: 859 LOT: 41 – 8 FT FENCE**

Granting Use Variance Approval and Site Plan Waiver re: **1426 MT EPHRAIM, LLC – 1426-1444 MT EPHRAIM AVENUE – BLOCK 1325 LOTS: 44, 47,49,50,59 &60 – RETAIL STORE**

Granting Non-Conforming Use re: **BAIRD PROPERTIES, LLC – 2648-2650 BAIRD BLVD - BLOCK: 1173 LOT: 122 – 8-UNIT APARTMENT BUILDING**

Granting Non-Conforming Use re: **BAIRD PROPERTIES, LLC – 2640-2642 BAIRD BLVD - BLOCK: 1173 LOT: 77 – 8-UNIT APARTMENT BUILDING**

Granting Bulk Variance Approval re: **EASTREN SIGN TECH – 1 HARBOUR BLVD – BLOCK: 139 LOT: 11.01 – ROOFTOP SIGN**

Granting Bulk Variance Approval re: **CAMDEN AQUARIUM – 1 AQUARIUM DRIVE – BLOCK: 140 LOT: 6 – 8 FT FENCE**

Granting Bulk Variance Approval re: **APPLE TREE HOMES, LLC – 516 S. 8TH STREET – BLOCK: 1431 LOT: 17 - DUPLEX**

ADJOURNMENT