

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MARCH 4, 2024 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**AMENDED**

**ROLL CALL**

Darnell Hance, Chairman  
Charles Cooper, Vice Chairman  
Isaias Martinez  
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, February 27, 2024.**

**PUBLIC HEARING**

**Approval of Minutes – February 2024**

**OLD BUSINESS**

**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.

**NEW BUSINESS**

**BARBARA CLARK - 314 MARLTON PIKE – BLOCK: 1176 LOT: 67**

PROPOSES A DUPLEX – NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE 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

**HATTIE L. POPE – 422 WASHINGTON STREET – BLOCK: 185 LOT: 4**

PROPOSES A GROUND LEVEL DECK. 1. REAR OF THE PROPERTY & WALKWAY IS 100% IMPERVIOUS COVERAGE – C-1 BULK VARIANCE IS NEEDED.

**LYDIA ROBLES – SS POLK 310 E 28<sup>TH</sup> STREET – BLOCK: 901 LOT: 13**

PROPOSES A CARPORT ON A VACANT LOT. 1. PRINCIPAL USE - CARPORT – D -1 USE VARIANCE IS NEEDED . 2. CITY COUNCIL APPROVAL MAY BE NEEDED FOR CARPORT.

**ANTONIO OVANDO RODRIGUEZ – 1016 BROADWAY – BLOCK: 321 LOT: 33**  
PROPOSES A RESTAURANT. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON –  
CONFORMING USE IS NEEDED.

**ROGER D. MACHIGAL – 2500 BAIRD BLVD – BLOCK: 1177 LOT: 133**  
PROPOSES AN AUTO REPAIR. 1. USE IS PROHIBITED - 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 SITE.

**MELANIE GARCIA – NS SHERMAN 60 E. 28<sup>TH</sup> STREET –BLOCK: 966 LOT: 14**  
PROPOSES A PARKING LOT – CEMENT REPAIR – USE IS PROHIBITED –  
AMENDMENT TO THE REDEVELOPMENT PLAN IS REQUIRED.

**HANAN ALOMARI – 601 N 5<sup>TH</sup> STREET – BLOCK: 788 LOT: 72**  
PROPOSES A GROCERY STORE - 1. NJSA 40:55-D 68 RELIEF – LEGAL NON –  
CONFORMING USE IS NEEDED.

**TRIPLEX AUTO GROUP – 901-909 S. 3<sup>RD</sup> STREET – BLOCK: 237 LOT: 70**  
INTERPRETATION IS NEEDED REGARDING THE NON-CONFORMING USE OF THE  
SITE. 2. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE MAY BE  
NEEDED OR D-1 USE VARIANCE IS NEEDED.

**BENSON INVESTMENTS, LLC – 620 BENSON STREET – BLOCK: 1406 LOT: 22**  
PROPOSES A THREE FAMILY DWELLING. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON –  
CONFORMING USE IS NEEDED. 2. SITE PLAN WAIVER MAY BE NEEDED.

**BENSON INVESTMENTS, LLC – 622 BENSON STREET – BLOCK: 1406 LOT: 23**  
PROPOSES A THREE FAMILY DWELLING. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON –  
CONFORMING USE IS NEEDED. 2. SITE PLAN WAIVER MAY BE NEEDED.

**BENSON INVESTMENTS, LLC – 624 BENSON STREET – BLOCK: 1406 LOT: 24**  
PROPOSES FOUR RESIDENTIAL UNITS W/ AN OFFICE. 1. NJSA 40:55-D 68 RELIEF –  
LEGAL NON – CONFORMING USE IS NEEDED. 2. SITE PLAN WAIVER MAY BE  
NEEDED.

**BENSON INVESTMENTS, LLC – 632 BENSON STREET – BLOCK: LOT: 28**  
PROPOSES A THREE FAMILY DWELLING. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON –  
CONFORMING USE IS NEEDED. 2. SITE PLAN WAIVER MAY BE NEEDED.

#### **ADOPTION OF RESOLUTIONS**

Granting Minor Site Plan Approval re: **1435 RIVER OWNER, LLC – WS RIVER 848 S. EAST  
STATE STREET BLOCK: 807 LOT: 21 –CONSTRUCT NEW BUILDING**

Granting Use Variance Approval and Preliminary and Final Site Plan Approval re: **HOLCOMB BUS  
SERVICE, INC. – 1828 – 1834, 1842, 1900 & 1978 FEDERAL STREET – BLOCK: 1199 LOT: 4, 8  
& 9; BLOCK: 1200 LOT: 1 & 2 - BUS PARKING LOT/STORAGE**

Granting Bulk Variance Approval re: **JONATHAN GABAY – 421 CHAMBERS AVENUE –  
BLOCK: 1408 LOT: 75 - DUPLEX**

Granting Non –Conforming Use re: **GIDEON NWACHUKWU – 1180 BERGEN AVENUE –  
BLOCK: 910 LOT: 1 - DUPLEX**

#### **ADJOURNMENT**