

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF APRIL 1, 2024 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**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 March 26, 2024.**

**PUBLIC HEARING**

**Approval of Minutes – March 2024**

**NEW BUSINESS**

**MACEDONIA BAPTIST CHURCH – 812-814 KAIGHN AVENUE – BLOCK: 406 LOT: 55**  
PROPOSES A FUNERAL HOME. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. INTERPRETATION IS NEEDED BY THE ZBA IF THE PROPERTY REQUIRES AN AMENDMENT TO THE REDEVELOPMENT PLAN. 3. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

**JONATHAN GABAY – 436 S. 6<sup>TH</sup> 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.

**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 THREE - 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.

**PREMIER CONSTRUCTION, LLC - 521 COOPER STREET – BLOCK: 98 LOT: 94**  
PROPOSES TRANSITIONAL HOUSING W/ (9) ONE-BEDROOM APARTMENTS. 1. USE IS NOT PERMITTED IN THE ZONE – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. APPLICANT MAY APPLY FOR INTERPRETATION.

**WASH CLEAN SUN, INC. – 80 S. 27<sup>TH</sup> STREET – BLOCK: 1122 LOT: 96**  
PROPOSES A LAUNDROMAT. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE IS NEEDED.

**KATRINA FOUNTAIN - 442 N. 38<sup>TH</sup> STREET – BLOCK: 1005 LOT: 2**

PROPOSES A SINGLE FAMILY DWELLING – NEW CONSRUCTION – 1. MINIMUM AGGREGATE WIDTH & SIDE YARD – 25 SF REQUIRED – 20 FT PROPOSED – C-1 BULK VARIANCE IS NEEDED.

**A GIFT FROM GOD MINISTRIES – 2802 THOMPSON STREET – BLOCK: 980 LOT: 22, 23**

PROPOSES A 6 FT FENCE AND CONCRETE BOLLARDS. 1. HEIGHT OF FENCE EXCEEDS THE MAX OF 4 FT. – C-1 BULK VARIANCE IS NEEDED. 2. CITY COUNCIL APPROVAL IS NEEDED FOR THE BOLLARDS. 3. THE CITY WILL NEED PROOF OF INSURANCE W/ THE CITY AS ADDITIONAL INSURED.

**DAVID LEE - 819 S. 5<sup>TH</sup> STREET – BLOCK: 286 LOT: 115**

PROPOSES SIX EXISTING GARAGES AND (2) SECOND FLOOR TWO – BEDROOM APARTMENTS - USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. OFF-STREET PARKING IS NEEDED FOR STORAGE AND RELATED USE- APPLICANT MUST BE ABLE TO DEMONSTRATE OFF-STREET PARKING – C-1 BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS**

Granting Bulk Variance Approval re: **ALBA AGUILAR – 1164 EVERETT STREET – BLOCK: 1341 LOT: 12 - DUPLEX**

Granting Non-Conforming Use re: **BARBARA CLARK - 314 MARLTON PIKE – BLOCK: 1176 LOT: 67 - DUPLEX**

Granting Bulk Variance Approval re: **HETTIE L. POPE – 422 WASHINGTON STREET – BLOCK: 185 LOT: 4 – GROUND LEVEL DECK**

Granting Use Variance Approval re: **LYDIA ROBLES – SS POLK 310 E 28<sup>TH</sup> STREET – BLOCK: 901 LOT: 13 – INSTALLATION OF A CARPORT FOR RESIDENTIAL PARKING FOR THE HOME AT 2825 POLK AVENUE**

Granting Non-Conforming Use re: **ANTONIO OVANDO RODRIGUEZ – 1016 BROADWAY – BLOCK: 321 LOT: 33 - RESTAURANT**

Denying Use Variance Approval re: **ROGER D. MACHIGAL – 2500 BAIRD BLVD – BLOCK: 1177 LOT: 133 – AUTO REPAIR AND 6 FT. FENCE**

Granting Use Variance Approval re: **MELANIE GARCIA – NS SHERMAN 60 E. 28<sup>TH</sup> STREET – BLOCK: 966 LOT: 14 - PARKING LOT USED FOR THE AUTO REPAIR AT 2817 SHERMAN AVENUE**

Granting Non-Conforming Use re: **HANAN ALOMARI – 601 N 5<sup>TH</sup> STREET – BLOCK: 788 LOT: 72– GROCERY STORE**

Granting Non-Conforming Use re: **TRIPLEX AUTO GROUP – 901-909 S. 3<sup>RD</sup> STREET – BLOCK: 237 LOT: 70 – AUTO REPAIR**

Granting Interpretation re: **BENSON INVESTMENTS, LLC – 620, 622, 624 & 632 BENSON STREET – BLOCK: 1406 LOT: 22, 23, 24 28 – MULTI-FAMILY TOWNHOUSES**

**ADJOURNMENT**