

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF May 6, 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
Ysabel Nunez

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 April 30, 2024.**

PUBLIC HEARING

OLD BUSINESS

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.

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. 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.

MIG INTERNATIONAL HOLDINGS, LLC – 1291 S. MERRIMAC RD – BLOCK: 721 LOT: 49
PROPOSES THREE STUDIO APARTMENTS INCLUDING THREE PARKING SPACES. 1. USE IS NOT PERMITTED – IN THE FAIRVIW REDEVELOPMENT PLAN. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. APPLICANT CAN FILE FOR AN INTERPRETATION IF 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.

DAVID LEE - 819 S. 5TH 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.

CARLOS SUPELVEDA – 509 N. 27TH STREET – BLOCK: 877 LOT: 47
PROPOSES AN AUTO STORAGE GARAGE FOR UP TO (5) VEHICLES. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. OFF-STREET PARKING MAY BE NEEDED – C-1 BULK VARIANCE IS 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.

3250-3252 RIVER RD, LLC - SS RIVER 80 E BERGEN AVENUE – BLOCK: 942 LOT: 2
PROPOSES A PARKING LOT FOR CARS, 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**

1060 BERGEN AVENUE, LLC – 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88
PROPOSES A DRIVEWAY 1. 870: 31 OUTDOOR STORAGE IN ANY RESIDENTIAL DISTRICT. 2. 870: 214 – NO RESIDENTIAL VEHICLES SHALL BE PARKED IN NO AREA NOT DESIGNATED FOR PARKING – (C-1) BULK VARIANCE IS NEEDED. 3. LICENSE AGREEMENT IS NEEDED FOR CITY COUNCIL IF ZBA APPROVES.

TONY PAYTON, JR. – 2513 FEDERAL STREET – BLOCK: 1159 LOT: 55
PROPOSES RETAIL CANNABIS. 1. LOCATION IS NOT WITHIN THE CANNABIS ZONE AREA – USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED.

ELPIDIO ALCANTARA – 948 N 26TH STREET – BLOCK: 865 LOT: 1
PROPOSES A PARKING LOT FOR TRUCKS AND STORAGE CONTAINERS. 1. USE IS PROHIBITED IN THIS ZONE – AMENDMENT MAY BE NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED. **CRAMER HILL REDEVELOPMENT PLAN.**

WILLIAM HARGROVE – 108 N. 7TH STREET – BLOCK: 126 LOT: 67
PROPOSES A CONVERSION FROM SINGLE FAMILY DWELLING TO THREE FAMILY DWELLING. 1. USE IS NOT PERMITTED IN U-S ZONE – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED – ESTIMATED 5.0 SPACES MAY BE NEEDED. 3. CHANGE OF USE – SITE PLAN APPROVAL OR WAIVER IS NEEDED.

FRANKLIN ABREU – 1903 S 4TH STREET – BLOCK: 484 LOT: 7
PROPOSES COMMERCIAL USE W/ APARTMENT. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE IS NEEDED.

GERMAN ENTERPRISES CORP. – 1626 LOUIS STREET – BLOCK: 1356 LOT: 156
PROPOSES COMMERCIAL USE W/ APARTMENT. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE IS NEEDED.

ABRAHAM ITUH – 400 JACKSON STREET – BLOCK: 463 LOT: 31
PROPOSES A LOT FOR VEHICLE STORAGE AND CAR SALE. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING NEEDS TO BE DETERMINED. 3. SITE PLAN APPROVAL MAY BE NEEDED DUE TO CHANGE OF USE

ADOPTION OF RESOLUTIONS

MARCH

Granting Use Variance Approval re: **MELANIE GARCIA – NS SHERMAN 60 E. 28TH STREET – BLOCK: 966 LOT: 14 - PARKING LOT**

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

APRIL

Granting Non-Conforming Use re: **WASH CLEAN SUN, INC. – 80 S. 27TH STREET – BLOCK: 1122 LOT: 96 – LAUNDROMAT**

Granting Bulk Variance Approval re: **KATRINA FOUNTAIN - 442 N. 38TH STREET – BLOCK: 1005 LOT: 2**

ADJOURNMENT