

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 5, 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
Guy Still

Tameeka Mason, 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, July 31, 2024.**

PUBLIC HEARING

Adoption of Minutes – July 2024

OLD BUSINESS

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.

NEW BUSINESS

PSE&G – 900 S. 2ND STREET AKA LOCUST BETWEEN WALNUT STREET & SPRUCE STREET – BLOCK: 232 LOT: 26
PROPOSES GAS METERING & REGULATING (M&R) STATION. 1. PRELIMINARY/FINAL SITE PLAN AMENDMENT.

CANNABISTA, LLC – 2035 ADMIRAL WILSON BLVD – BLOCK: 1221 LOT: 3
PROPOSES A RECREATIONAL CANNABIS STORE – 3-STORY MASONRY BUILDING ADDITION – 1. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HADDON AVENUE APARTMENTS, LLC C/O CONIFER REALTY, LLC – 1301 HADDON AVENUE – BLOCK: 1322 LOT: 55

PROPOSES A 4 STORY BUILDING WITH RETAIL/COMMERCIAL. 1. C-1 BULK VARIANCES ARE NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

CURTIS MOORE – 818 KAIGHN AVENUE – BLOCK: 406 LOT: 53

PROPOSES A CAFÉ – CHANGE OF USE - SITE PLAN APPROVAL IS NEEDED.

GLORIA OM – 1542 BRADLEY AVENUE – BLOCK: 1278 LOT: 52

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

LILLIAN BARON – 498 BOYD STREET – BLOCK: 1258 LOT: 50

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

ELVING FIGUEROA – 762 LINE STREET – BLOCK: 352 LOT: 5

PROPOSES CONSTRUCTION OF A GAZEBO. 1. BUILDING COVERAGE EXCEEDS 80% - C-1 BULK VARIANCE IS NEEDED. 2. REAR YARD – 20 ‘ REQUIRED – 0 ‘ PROPOSED – C-1 BULK VARIANCE IS NEEDED.

BENZH INVEST, LLC – 264 BOYD STREET – BLOCK: 1234 LOT: 92

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

WILLIAM HARGROVE – 108 N 7TH STREET – BLOCK: 126 LOT: 67

PROPOSES A THREE UNIT APARTMENT. 1. USE IS NOT PERMITTED IN U-S ZONE DISTRICT – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED – ESTIMATED 5.0 SPCAES MAY BE NEEDED. 3. CHANGE OF USE SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED.

ZAYED ABED – 316 VINE STREET – BLOCK: 28 LOT: 38

PROPOSES A DUPLEX. 1. C-1 BULK VARIANCES ARE NEEDED FOR LOT AREA, WIDTH, DEPTH & MAX BUILDING COVERAGE. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

YORDY’S PERALTA – 1575 LOUIS STREET – BLOCK: 1352 LOT: 58

PROPOSES A DUPLEX – RENOVATION. 1. C - 1 BULK VARIANCES ARE NEEDED FOR LOT AREA AND WIDTH. 2. OFF-STREET PARKING IS NEEDED – 3.50 SPACES ARE NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. C-1 BULK VARIANCES ARE NEEDED FOR FRONT, SIDE & REAR SETBACKS.

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.

PREMIER CONSTRUCTION, LLC – 521 COOPER STREET – BLOCK: 98 LOT: 94

PROPOSES (9) ONE-BEDROOM APARTMENTS. 1. USE IS NOT PERMITTED IN THE ZONE – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. APPLICANT MAY APPLY FOR INTERPRETATION. **AMENDED APPLICATION**

ELVIS PENA ROSADO – 700 PINE STREET – BLOCK: 354 LOT: 1

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

ADOPTION OF RESOLUTIONS

Granting Use Variance Approval and Preliminary Site Plan Approval re: **958-960 NORTH 27TH STREET, LLC & 964-966 NORTH 27TH STREET, LLC – 960 & 966 N. 27TH STREET – BLOCK: 932 LOT: 31, 32 & 33 – 4 UNIT APARTMENTS**

Granting Bulk Variance Approval re: **DELAWARE RIVER VIEW, LLC – 1031 N. 4TH STREET – BLOCK: 8 LOT: 49 – 6 FT FENCE**

Granting Non - Conforming Use and Bulk Variance Approval re: **NURKA RODRIGUEZ – 50 S. DUDLEY STREET – BLOCK: 1044 LOT: 80 – GROCERY STORE W/ SIGNAGE**

Granting Non - Conforming Use re: **JOHN L. JAQUEZ RODRIGUEZ – 900 N. 4TH STREET – BLOCK: 752 LOT: 34 – GROCERY STORE**

Granting Use Variance Approval and Site Plan Waiver re: **MARK LEUZZI – 2322 S. 7TH STREET – BLOCK: 602 LOT: 26 - WAREHOUSE - STORAGE FOR EQUIPMENT AND TRUCKS**

Granting Use Variance Approval re: **LORENZO HERNANDEZ – 506 – 510 N. 27TH STREET – BLOCK: 979 LOT: 21 - PREEXISTING USE & SOCIAL HALL**

Granting Non - Conforming Use and Bulk Variance Approval re: **PREMIUM AUTO REPAIR, LLC – 1103 N. 20TH STREET – BLOCK: 826 LOT: 78 - PROPOSES AN AUTO RREPAIR W/ 21 SF ELECTRIC SIGN**

ADJOURNMENT