

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

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Charles Cooper, Vice Chairman
Karen Merricks
Maritza Alston
Ysabel Nunez
Guy Still
Alicia Rivera
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, October 30, 2024.**

PUBLIC HEARING

ADOPTION OF MINUTES

October 2024

OLD BUSINESS

ABRAHAM ITUAH – 400 JACKSON STREET – BLOCK: 463 LOT: 31
PROPOSES VEHICLE STORAGE & 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 THE
CHANGE OF USE.

NEW BUSINESS

RACHELE ACETO - 2115 MT EPHRAIM AVENUE – BLOCK: 588 LOT: 5
PROPOSES A LIQUOR STORE W/BAR AND FOOD SERVICE. 1. NJSA 40:55D - 68
NON-CONFORMING USE RELIEF IS NEEDED.

CAMDEN COUNTY HISTORICAL SOCIETY – 75 ERIE STREET -BLOCK: 1 LOT: 1
PROPOSES IMPROVEMENTS TO THE EXTERIOR FAÇADE & INTERIOR
RENOVATIONS TO HISTORIC HOUSE MUSEUM. 1. MINOR SITE PLAN AND D -
1 USE VARIANCE APPROVAL IS NEEDED.

**MACEDOINIA BAPTIST CHURCH – 812 – 814 KAIGHN AVENUE – BLOCK: 406
LOT: 55**

PROPOSES A FUNERAL HOME W/ 12 SF AWNING. 1. USE IS NOT PERMITTED - D-1 USE VARIANCE IS NEEDED. 2. INTERPRETATION IS NEEDED BY THE ZBA IF THIS PROPERTY REQUIRES AN AMENDMENT TO THE REDVELOPMENT PLAN. 3. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

REAL PORTFOLIO 12, LLC – 509 RAND STREET – BLOCK: 1254 LOT: 164

PROPOSES REHAB TO DUPLEX. 1.. NJSA 40:55D - 68 NON-CONFORMING USE RELIEF IS NEEDED.

BUCKANOR'S PROPERTY MANAGEMENT, LLC – 1532 BAIRD BLVD – BLOCK: 1274 LOT: 106

PROPOSES A THREE FAMILY DWELLING W/ AN EXTERIOR ADDITION, 2ND FLOOR DECK AND PERIMETER FENCE. 1. D-1 USE VARIANCE IS NEEDED. 2. LOT WITH IS DEFICIENT AND BUILDING COVERAGE EXCEEDS 40 % - C-1 BULK VARIANCE IS NEEDED FOR EACH.

MARCIEL GREEN – 1576 MT EPHRAIM AVENUE – BLOCK: 1352 LOT: 54

PROPOSES EXISTING RESTAURANT W/2 APARTMENTS - INTERIOR RENOVATIONS & REAR PATIO ADDITION. 1. REAR SETBACK IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

HENSTAR HOMES, LLC – 2770 THOMPSON STREET – BLOCK: 979 LOT: 30

PROPOSES A THREE FAMILY DWELLING, CONVERSION OF GARAGE INTO A SFD W 4-6 FT PERIMETER FENCE. 1. D-1 USE VARIANCE IS NEEDED FOR THREE FAMILY DWELLING. 2. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 3. REAR SETBACK IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

KEITH JACKSON – 515 STATE STREET – BLOCK: 769 LOT: 67

PROPOSES A DUPLEX 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT SIZE AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. BUILDING COVERAGE EXCEEDS 80 % - C-1 BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING – 3.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – OCTOBER 2024

Granting Non-Conforming Use re: **ABDULAHKIM THABIT – 1200 LOUIS STREET – BLOCK: 1320 LOT: 34 – GROCERY STORE**

Granting Bulk Variance approval re **ADRIAN TORRES – 1121 LIBERTY STREET – BLOCK: 1315 LOT: 28 – DUPLEX**

Granting Bulk Variance approval re: **LORENZO LACY – 115 PENN STREET – BLOCK: 62.02 LOT: 28 – THREE-FAMILY DWELLING**

Granting Use Variance and Bulk Variance approval re: **JONATHAN GABAY – 436 S. 6TH STREET – BLOCK: 1408 LOT: 46 – THREE-FAMILY DWELLING**

Granting Amended Preliminary and Final Site Plan Approval re: **ALFRED CRAMER URBAN RENEWAL, LLC – NS HARISON 24TH TO 25TH - BLOCK: 14 LOT: 2 - 36 RESIDENTIAL UNITS IN 3 BUILDINGS**

Granting Major Subdivision and Use Variance Approval re: **NEW BEGINNING MISSIONARY BAPTIST CHURCH – 434-440 SPUCE STREET – BLOCK: 305 LOT: 46 & 50 – SUBDIVISION & LOT CONSOLIDATION**

Granting Use Variances and Bulk Variance approval re: **BRIANA HERNANDEZ – 1709 BROADWAY – BLOCK: 47 LOT: 12 – FOUR FAMILY DWELLING**

ADJOURNMENT