

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JUNE 6, 2022 – 5:30PM**

By the direction Zoning Board of Adjustment Board Chairman Darnell Hance, of the City of Camden a meeting will be held on Monday, June 6, 2022 at 5:30pm Since the City of Camden remains under a Declaration of a Health emergency related to the COVID-19 virus, City Hall is closed. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; Zoom. Instructions on accessing this virtual Regularly Scheduled meeting can be found on the City of Camden’s website: <https://www.ci.camden.nj.us/>.

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Charles Cooper, Vice Chairman
Isaias Martinez
Henrietta Washington
Theresa Atwood
Karen Merricks
Maritza Alston

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 **Friday, May 27, 2022**

PUBLIC HEARING

Approval of Minutes – May 2022

OLD BUSINESS

DAJUA FUSSELL – 1573 MT EPHRAIM AVENUE – BLOCK: 441 LOT: 50
PROPOSES A CENTER FOR SMALL CELEBRATIONS & MULTI - PURPOSE ROOM (CLASSES & EMPOWERMENT GROUPS) 1. THE MULTIPURPOSE AREA IS NOT A PERMITTED USE IN C-2 ZONE DISTRICT – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED

LORENZO HERNANDEZ - 506 – 510 NORTH 27TH STREET – BLOCK: 979 LOT: 21
PROPOSES A WAREHOUSE W/ OFFICE USE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

NEW BUSINESS

LORENZO HERNANDEZ – NS THOMPSON 104 E. STATE STREET – B: 977 L: 31 & 34 & B: 979 L: 23-28
PROPSSES A PARKING LOT FOR CARS AND TRAILERS – 1. USE IS NOT PRMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HARGROVE PROPERTY V, LLC – SE LINE OF HARRISON AVENUE BTW 17TH & 18TH STREET – BLOCK 820 LOTS: 2 & 21

PROPOSES STORAGE OF ABANDONED VEHICLES AND EQUIPMENT FROM THE CITY OF CAMDEN. 1. USE IS NOT PERMITTED IN A REDEVELOPMENT AREA (RESIDENTIAL) ZONE. 2. CHANGE OF USE SITE PLAN APPROVAL IS NEEDED.

MIGUEL’S PHARMACY – 1787 RIVER AVENUE – BLOCK: 845 LOT: 20

PROPOSES CONSTRUCTION OF A 704 SF BUILDING ADDITION. 1. INTERPRETATION IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED

CAMDEN APOTHECARY – 1205 HADDON AVENUE – BLOCK: 1320 LOT: 2

PROPOSES A RETAIL CANNABIS DISPENSARY. 1. USE IS NOT PERMITTED IN A C-1 ZONE – D-1 (USE VARIANCE) IS NEEDED. 2. OFF-STREET PARKING IS REQUIRED - APPLICANT MUST PROVIDE EVIDENCE RELATIVE TO OFF-STREET PARKING.

JLS URBAN PROPERTIES, LLP – 925 LIBERTY STREET – BLOCK: 407 LOT: 83

PROPOSES A TRANSITIONAL HOUSING FACILITY FOR WOMEN AND CHILDREN. 1. INTERPRETATION IS NEEDED – TRANSITIONAL HOUSE FOR WOMEN AND CHILDREN. 2. USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING MAY BE NEEDED – (C) BULK VARIANCE NEEDED. 4. SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED.

SYLVESTER RANDALL – 412-414 PINE STREET – BLOCK: 285 LOT: 53

PROPOSES A WAREHOUSE TO STORE MATTRESS FURNITURE. 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

EDISON MARTINEZ – 2944 WESTFIELD AVENUE BLOCK: 1117 LOT: 8

PROPOSES A COMMERCIAL USE W/ THREE APARTMENTS. 1. MULTI-FAMILY DWELLING – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 5.95 SPACES REQUIRED – 0 PROPOSED – (C) BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL / WAIVER FOR FORMER CHURCH USE. 4. COMMENCEMENT OF COMMERCIAL USE MAY REQUIRE A USE VARIANCE

ANDRES VENTURA – 2523 MORGAN BLVD – BLOCK: 644 LOT: 24

PROPOSES TO CONVERT A CHURCH TO A SINGLE FAMILY DWELLING. 1. CHANGE OF USE - SITE PLAN APPROVAL OR WAIVER MAY BE NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

JUNIOR G. TINEO – 3500 FEDERAL STREET – BLOCK: 1060 LOT: 38

PROPOSES AN EVENT HALL W/ 2 AWNINGS 1. USE IS NOT SPECIFICALLY PERMITTED IN A C-1 ZONE – (D) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – (C) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Use Variance Approval and Site Plan Approval re: **MAYTAV BUS CO – 1501 PINE STREET BLOCK: 1262 LOT: 17 – OFFICE RENOVATIONS AND CONSTRUCTION OF A 3 BAY MAINTENANCE GARAGE & BUS PARKING LOT**

Granting Site Plan Approval re- **QOZ SELF STORAGE, LLC – 1501 ADMIRAL WILSON BLVD – BLOCK: 1193 LOT: 36 – SELF-STORAGE FACILITY**

Granting Bulk Variance Approval re: **CAPITAL SYSTEMS PROPERTY MANAGEMENT – 1146 KAIGHN AVENUE – BLOCK: 1316 LOT: 1 - DUPLEX**

Denying Use variance Approval and Site plan Approval re: **PEACHTREE MANAGEMENT CO. – 1340 KAIGHN AVENUE – BLOCK: 1294 LOT: 36 – THREE-FAMILY DWELLING**

Denying Use variance Approval re: **KEYSTONE ADVERTISEMENT CO. – 1700 ADMIRAL WILSON BLVD – BLOCK: 1208 LOT: 3 – DIGITAL BILLBOARD**

ADJOURNMENT