

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 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
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, June 26, 2024.**

PUBLIC HEARING

Adoption of Minutes – May 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

958-960 NORTH 27TH STREET, LLC & 964-966 NORTH 27TH STREET, LLC – 960 & 966 N. 27TH STREET – BLOCK: 932 LOT: 31, 32 & 33
PROPOSES CREATION OF TWO (2) ADJACENT 4-UNIT APARTMENTS. 1. USE VARIANCE IS NEEDED. SITE PLAN APPROVAL IS NEEDED.

DELAWARE RIVERVIEW, LLC – 1031 N 4TH STREET – BLOCK: 8 LOT: 49
PROPOSES A 6 T FENCE. 1. HEIGHT OF THE FENCE EXCEEDS THE MAX OF 4 FT – C-1 BULK VARIANCE IS NEEDED.

M&S BROADWAY, LLC – 617 BROADWAY – BLOCK: 212 LOT: 72, 73, 75, 76, 77, 78 & 92

PROPOSES A FIVE STORY BUILDING WITH RETAIL ON THE FIRST FLOOR, MEDICAL OFFICES ON THE SECOND AND THIRD FLOOR, AND MEDICAL SERVICE (NURSING FACILITIES) ON THE FOURTH AND FIFTH FLOOR. 1. SITE PLAN APPROVAL IS NEEDED. 2. D -1 USE AND D - 6 HEIGHT VARIANCES ARE NEEDED.

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.

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.

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

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

NURKA RODRIGUEZ – 50 S. DUDLEY STREET – BLOCK: 1044 LOT: 80

PROPOSES A CONVENIENCE STORE W/ 20 SF SIGN. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE IS NEEDED – RETAIL CONVENIENCE STORE. 2. SIGN EXCEEDS THE SIZE OF 12 SF - C-1 BULK VARIANCE IS NEEDED.

JOHN L. JAQUEZ RODRIGUEZ – 900 N. 4TH STREET – BLOCK: 752 LOT: 34

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

MARK LEUZZI – 2322 S. 7TH STREET – BLOCK: 602 LOT: 26

PROPOSES A WAREHOUSE - STORAGE FOR EQUIPMENT AND TRUCKS. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

LORENZO HERNANDEZ – 506 – 510 N. 27TH STREET – BLOCK: 979 LOT: 21

PROPOSES 4-UNIT COMMERCIAL BUILDING INCLUDING A SOCIAL HALL. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. MORE THAN ONE USE ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING – C-1 BULK VARIANCE IS NEEDED.

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

PROPOSES A DUPLEX 1. LOT AREA IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 4. FRONT SET BACJ – 10 FT REQ – 0' PROPOSED – C-1 BULK VARIANCE IS NEEDED. 5. SIDE SETBACK - 10 FT REQ – 0' PROPOSED – C-1 BULK VARIANCE IS NEEDED. 6. REAR YARD SETBACK – 20 FT REQ – 15 FT PROPOSED – C-1 BULK VARIANCE IS NEEDED.

PREMIUM AUTO REPAIR, LLC – 1103 N. 20TH STREET – BLOCK: 826 LOT: 78

PROPOSES AN AUTO RREPAIR W/ 21 SF ELECTRIC SIGN. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED OR NJSA 4055D – 68 ELIEF IS NEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – May 2024

Granting Bulk Variance Approval re: **A GIFT FROM GOD MINISTRIES – 2802 THOMPSON STREET – BLOCK: 980 LOT: 22, 23 – 5 FT FENCE FRONTAGE - 6 FT SIDE/REAR**

Granting interpretation re: **MIG INTERNATIONAL HOLDINGS, LLC – 1291 S. MERRIMAC RD – BLOCK: 721 LOT: 49 – THREE STUDIO APARTMENTS W/ THREE PARKING SPACES**

Granting Bulk Variance Approval and Use Variance Approval re: **DAVID LEE - 819 S. 5TH STREET – BLOCK: 286 LOT: 115 – 6 – EXISTING GARAGES WITH TWO SECOND FLOOR APARTMENTS**

Granting Bulk Variance Approval and Use Variance Approval re: **CARLOS SUPELVEDA – 509 N. 27TH STREET – BLOCK: 877 LOT: 47 – VEHICLE STORAGE**

Granting Bulk Variance Approval re: **TONY PAYTON, JR. – 2513 FEDERAL STREET – BLOCK: 1159 LOT: 55 – RETAIL CANNABIS**

Granting Bulk Variance Approval re: **ELPIDIO ALCANTARA – 948 N. 26TH STREET – BLOCK: 865 LOT: 1 – PARKING LOT FOR TRUCKS AND STORAGE CONTAINERS**

Granting Non - Conforming Use re: **FRANKLIN ABREU – 1903 S. 4TH STREET – BLOCK: 484 LOT: 7 – COMMERCIAL USE W/ SECOND FL APARTMENT**

Granting Non - Conforming Use re: **GERMAN ENTERPRISES CORP. – 1626 LOUIS STREET – BLOCK: 1356 LOT: 156 - COMMERCIAL USE W/ SECOND FL APARTMENT**

ADJOURNMENT