

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF SEPTEMBER 9, 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

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, September 4, 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

VISION CAPITAL MANAGEMENT, LLC – 505 RAND STREET – BLOCK: 1254 LOT: 163

PROPOSES A THREE FAMILY DWELLING 1. THREE FAMILY DWELLINGS ARE NOT PERMITTED – D-1 USE CARIANCE IS NEEDED. 2. LOT WIDTH AND DEPTH ARE DEFICIENT – C- BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEDED – 0 PROPOSED – C-1 BULK VARIANCE IS NEEDED.

LUBOMYR KMET – 459 ATLANTIC AVENUE – BLOCK: 341 LOT: 106

PROPOSES A SINGE FAMILY DWELLING 1. NJSA40:55D – 68 NON-CONFORMING USE IS NEEDED.

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.

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

PROPOSES A 5 STOR YBUILDING W/ RETAIL ON THE 1ST FL & MEDICAL SERVICES ON THE 2ND -5TH FLOOR. 1. D-1 USE AND D-6 HEIGHT VARIANCES ARE NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

MACEDONIA 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 THE PROERTY REQUIRES AN AMENDMENT TO THE REDEVELOPMENT PLAN. 3. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

CAMDEN COMMUNITY GROWTH, LLC – 3300 FEDERAL STREET – BLOCK: 1058 LOT: 1

PROPOSES 3 APARTMENTS W/ OFFICES 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED FOR 3-FAMILY DWELLING, THE APPLICANT HAS THE OPTION OF NJSA40:55D – 68 NON-CONFORMING USE. 3. OFF-STREET PARKING IS NEEDED - 7.0 SPACES MAY BE NEEDED.

ABRAHAM ITUAH – 400 JACKSON STREET – BLOCK: 463 LOT: 31

PROPOSES VEHICLE STORAGE & CAR SALE 1. USE IS NO 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.

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.

ARELIS MARERO – 661 GRANT STREET BLOCK: 760 LOT: 99

PROPOSES A RESTAURANT 1. NJSA40:55D – 68 NON-CONFORMING USE IS NEEDED.

DEV. GHANSHYAM, LLC – 14 S. 35TH STREET – BLOCK: 1060 LOT: 4

PROPOSES A STORAGE/WAREHOUSE W/ APARTMENT 1. USE IS NOT PERMITTED – SFD IN STORAGE AREA – D-1 USE VARIANCE IS NEEDED. 2. TWO PRINCIPAL USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 2. STORAGE IS PROHIBITED – D-1 USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

PHILADELPHIA 76ERS, L.P. – 3 BANNER WAY/9 LEGENDS LANE - BLOCK: 139.01 LOT: 1

PROPOSES OOF TOP LOGO & CHANNEL LETTER SIGNAGE 1. SIZE OF SIGN EXCEEDS THE LIMIT OF 24 SF – C-1 BULK VARIANCE IS NEEDED FOR EACH SIGN. 2. ROOF SIGN IS PROHIBITED – D-1 USE VARIANCE IS NEEDED.

JOSE C. ORTIZ MORALES – 1428 CARL MILLER – BLOCK: 1060 LOT: 4

PROPOSES A SECOND FLOOR ADDITION & 6FT FENCE 1. MIN WIDTH ON EACH SIDE YARD – C-1 BULK VARIANCE IS NEEDED FOR EACH SIDE YARD.

EMMETT TAYLOR – 408 STEVENS STREET – BLOCK: 178 LOT:3

PROPOSES TO CONVERT A SHED INTO A 1 STORY SINGLE FAMILY DWELLING 1. TWO PRIMARY USES ON THE SAME LOT – D-1 USE VARIANCE IS NEEDED. 2. C-1 BULK VARIANCES ARE NEEDED FOR AREA AND YARD. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS – JULY 2024

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**

ADOPTION OF RESOLUTIONS – AUGUST 2024

Granting Preliminary and Final Site Plan amendment re: **PSE&G – 900 S. 2ND STREET AKA LOCUST BETWEEN WALNUT STREET & SPRUCE STREET – BLOCK: 232 LOT: 26 - METERING & REGULATING (M&R) STATION**

Granting Use Variance Approval and Site Plan Waiver re: **CURTIS MOORE – 818 KAIGHN AVENUE – BLOCK: 406 LOT: 53 – CAFÉ**

Granting Non-Conforming Use re: **GLORIA OM – 1542 BRADLEY AVENUE – BLOCK: 1278 LOT: 52 - DUPLEX**

Granting Non-Conforming Use re: **LILLIAN BARON – 498 BOYD STREET – BLOCK: 1258 LOT: 50 - DUPLEX**

Granting Bulk Variance Approval re: **ELVING FIGUEROA – 762 LINE STREET – BLOCK: 352 LOT: 5 – CONSTRUCTED GAZEBO**

Granting Non-Conforming Use re: **BENZH INVEST, LLC – 264 BOYD STREET – BLOCK: 1234 LOT: 92 - DUPLEX**

Granting Use Variance, Bulk Variance Approval and Site Plan Waiver re: **WILLIAM HARGROVE – 108 N 7TH STREET – BLOCK: 126 LOT: 67 – THREE UNIT APARTMENTS**

Granting Bulk Variance Approval re: **ZAYED ABED – 316 VINE STREET – BLOCK: 28 LOT: 38 – DUPLEX**

Granting Use Variance, Bulk Variance Approval re: **PREMIER CONSTRUCTION, LLC – 521 COOPER STREET – BLOCK: 98 LOT: 94 – (9) ONE-BEDROOM APARTMENTS**

Granting Non-Conforming Use re: **ELVIS PENA ROSADO – 700 PINE STREET – BLOCK: 354 LOT: 1 – GROCERY STORE**

ADJOURNMENT