

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING OF OCTOBER 21, 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 **Tuesday, October 8, 2024.**

PUBLIC HEARING

OLD 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 VARIANCE 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 NEEDED – 0 PROPOSED – C-1 BULK VARIANCE IS NEEDED.

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

JONATHAN GABAY – 436 S. 6TH STREET – BLOCK: 1408 LOT: 46
PROPOSES TO CONVERT DUPLEX TO THREE APARTMENTS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING – C-1 BULK VARIANCE IS NEEDED.

ALFRED CRAMER URBAN RENEWAL, LLC – NS HARISON 24TH TO 25TH - BLOCK: 14 LOT: 2
PROPOSES 36 AFFORDABLE FAMILY HOUSING UNITS CONTAINED IN THREE BUILDINGS 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

NEW BEGINNING MISSIONARY BAPTIST CHURCH – 434-440 SPUCE STREET – BLOCK: 305 LOT: 46 & 50
PROPOSES A SUBDIVISION & LOT CONSOLIDATION. 1. MAJOR SUBDIVISION AND USE VARIANCES ARE NEEDED.

BRIANA HERNANDEZ – 1709 BROADWAY – BLOCK: 47 LOT: 12

PROPOSES 4 APARTMENTS 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF STREET PARKING IS NEEDED – APPROX 5.50 SPACES ARE NEEDED. 3. VARIANCES ARE NEEDED – D-5 VARIANCE - FOR INCREASE IN THE PERMITTED DENSITY IS NEEDED.

MEJIA ENTERPRISES, LLC – 3720 WESTFIELD AVENUE – BLOCK: 1031 LOT: 6

PROPOSES 4 -UNIT APARTMENTS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT SIZE, WIDTH, DEPTH, FRONT, SIDE & REAR SETBACKS ARE DEFICIENT – C-1 BULK VARIANCES ARE NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Use Variance, Bulk Variance Approval re: **VISION CAPITAL MANAGEMENT, LLC – 505 RAND STREET – BLOCK: 1254 LOT: 163 –THREE APARTMENTS**

Granting Use Variance, Bulk Variance and Preliminary and Final Major Site Plan Approval re: **NS HARRISON 24TH TO 25TH – BLOCK: 814 LOT: 2 – 36 AFFORDABLE HOUSING UNITS CONTAINED IN 3 BUILDINGS**

ADJOURNMENT