

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF OCTOBER 7, 2024 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

**AMENDED**

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 **Friday, October 4, 2024.**

**PUBLIC HEARING**

**Adoption of Minutes – September 2024**

**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. 6<sup>TH</sup> 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 24<sup>TH</sup> TO 25<sup>TH</sup> - 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.

**ABDULAHKIM THABIT – 1200 LOUIS STREET – BLOCK: 1320 LOT: 34**

PROPOSES AN EXISTING GROCERY STORE – NJSA 40:55D-68 NON-CONFORMING USE RELIEF IS NEEDED.

**YEHUDA KINELSKY – 2907 CRAMER STREET – BLOCK: 1106 LOT: 67**

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

**ADRIAN TORRES – 1121 LIBERTY STREET – BLOCK: 1315 LOT: 28**

PROPOSES A DUPLEX 1. LOT SIZE AND LOT WIDTH IS DEFICIENT – C-1 BULK VARIANCES ARE NEEDED. 2. OFF-STREET PARKING IS NEEDED. – 2.50 SPACES ARE NEEDED – C-1 BULK VARIANCE 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.

**LORENZO LACY – 115 PENN STREET – BLOCK: 62.02 LOT: 28**

PROPOSES A THREE FAMILY DWELLING 1. LOT SIZE, LOT WIDTH AND LOT DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF STREET PARKING – 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**ADOPTION OF RESOLUTIONS - AUGUST 2024**

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

**ADOPTION OF RESOLUTIONS – SEPTEMBER 2024**

Denying Bulk Variance Approval re: **1060 BERGEN AVENUE, LLC – 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88 - DRIVEWAY**

Granting Non-Conforming Use re: **LUBOMYR KMET – 459 ATLANTIC AVENUE – BLOCK: 341 LOT: 106 – SINGLE FAMILY DWELLING**

Granting Use Variance and site plan approval re: **CANNABISTA, LLC – 2035 ADMIRAL WILSON BLVD – BLOCK: 1221 LOT: 3 – CANNABIS RETAIL AND NEW CONSRUCTION**

Granting Use Variance and Preliminary Site Plan Approval re: **M&S BROADWAY – 617 BROADWAY – BLOCK: 212 LOT: 72,73,75,76,77 & 92 – NEW CONSTRUCTION - 5 STORY BUILDING WITH RETAIL AND MEDICAL SERVICES**

Granting Use Variance approval re: **CAMDEN COMMUNITY GROWTH, LLC – 3300 FEDERAL STREET – BLOCK: 1058 LOT: 1 – THREE APARTMENTS W/ OFFICE**

Granting Bulk Variance approval re: **YORDY’S PERALTA – 1575 LOUIS STREET – BLOCK: 1352 LOT: 58 – RENOVATE DUPLEX**

Granting Non-Conforming Use re: **ARELIS MARRERO – 661 GRANT STREET BLOCK: 760 LOT: 99 -RESTAURANT**

Granting Use Variance and Bulk Variance approval re: **DEV. GHANSHYAM, LLC – 14 S. 35<sup>TH</sup> STREET – BLOCK: 1060 LOT: 4 – STORAGE UNIT W/FIRST FLOOR APARTMENT**

Granting Use Variance and Bulk Variance approval re: **PHILADELPHIA 76ERS, L.P. – 3 BANNER WAY/9 LEGENDS LANE - BLOCK: 139.01 LOT: 1 – ROOF TOP SIGNAGE**

Granting Bulk Variance approval re: **JOSE C. ORTIZ MORALES – 1428 CARL MILLER – BLOCK: 1060 LOT: 4 – SECOND FLOOR ADDITION & CHAIN LINK FENCE**

Granting Use Variance and Bulk Variance approval re: **EMMETT TAYLOR – 408 STEVENS STREET – BLOCK: 178 LOT:3 – SHED CONVERSION TO SFD & RESIDENTIAL ADDITION**

**ADJOURNMENT**