

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF DECEMBER 2, 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, November 26, 2024.**

**PUBLIC HEARING**

**ADOPTION OF MINUTES**

**October 21, 2024**  
**November 4, 2024**

**OLD BUSINESS**

**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 THIS PROPERTY REQUIRES AN AMENDMENT TO THE REDVELOPMENT PLAN. 3. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.  
PROPOSES REHAB TO DUPLEX. 1.. NJSA 40:55D - 68 NON-CONFORMING USE RELIEF IS NEEDED. **CONTINUED TO JANUARY**

**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**

**ABRAHAM ITUAH – 822 S. 5<sup>TH</sup> STREET - BLOCK:303 LOT: 25**

PROPOSES A DUPLEX 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**ABED S. ABED – 525 ATLANTIC AVENUE – BLOCK: 345 LOT: 1**

PROPOSES A STORAGE/WAREHOUSE 1. USE IS NOT SPECIFICALLY PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING MUST BE DETERMINED – C-1 BULK VARIANCE IS NEEDED.

**CHRISTIAN CASTILLO - 2802-2832 BUREN AVENUE BLOCK: 899 LOT: 6**

PROPOSES AN AUTO REPAIR AND PARTS STORE 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED, 2. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. 3. SITE PLAN APPROVAL MAY BE NEEDED.

**IBRAHIM SALEH – 740 STATE STREET – BLOK: 779 LOT: 20**

PROPOSES A GROCERY STORE - 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**JANNAH REAL ESTATE, LLC – 430 CHMBERS AVENUE – BLOCK: 1409 LOT: 57**

PROPOSES A DUPLEX – 1. LOT SIZE, LOT WIDTH, LOT DEPTH, BUILDING COVERAGE ARE DEFICIENT- C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**TARIQ S. ALAM – 504 WALNUT STREET – BLOCK: 317 LOT: 60**

PROPOSES A DUPLEX 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**JOSE FLORES – 373 RAND STREET – BLOCK: 1245 LOT: 76**

PROPOSED INSTALLED CONCRETE PAD IN FRONT YARD 1. IMPERVIOUS COVERAGE IS EXCEEDED – C-1 BULK VARIANCE S NEEDED.

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

PROPOSES A DUPLEX 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**PARK NORRIS, LLC – 1453 PARK BLVD – BLOCK: 1266 LOT: 39**

PROPOSES A DUPLEX 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**PARK NORRIS, LLC – 1455 PARK BLVD – BLOCK: 1266 LOT: 40**

PROPOSES A DUPLEX 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**PRIME CAPITAL MANAGEMENT – 1470 PRINCESS AVENUE – BLOCK: LOT:**

PROPOSES A FOUR FAMILY DWELLING 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. BULK VARIANCES WILL BE NEEDED FOR AREA, YARD AND BULK REQUIREMENTS. SITE PLAN APPROVAL MAY BE NEEDED.

**REAL PORTFOLIO 11, LLC – 437 MECHANIC STREET - BLOCK: 335 LOT: 127**

PROPOSES AN EXISTING SINGLE-FAMILY DWELLING 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE IS NEEDED.

**JRM PROPERTY MANAGEMENT, LLC – 101 N. 21<sup>ST</sup> STREET - BLOCK: 1143 LOT: 24**

PROPOSES A DUPLEX 1. C-1 BULK VARIANCES ARE NEEDED FOR EACH – AREA, YARD, LOT WIDTH, LOT DEPTH, BACK & SIDE YARDS. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED.

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

PROPOSES A 4 UNIT APARTMENT – 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 VARIANCE IS NEEDED. 3. OFF-STREET PARKING – 4.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

## **ADOPTION OF RESOLUTIONS**

### **October 2024**

**Granting Non-Conforming Use re: ABDULAHKIM THABIT – 1200 LOUIS STREET – BLOCK: 1320 LOT: 34 – GROCERY STORE**

**Granting Bulk Variance approval re ADRIAN TORRES – 1121 LIBERTY STREET – BLOCK: 1315 LOT: 28 – DUPLEX**

**Granting Bulk Variance approval re: LORENZO LACY – 115 PENN STREET – BLOCK: 62.02 LOT: 28 – THREE-FAMILY DWELLING**

**Granting Use Variance and Bulk Variance approval re: JONATHAN GABAY – 436 S. 6<sup>TH</sup> STREET – BLOCK: 1408 LOT: 46 – THREE-FAMILY DWELLING**

**Granting Amended Preliminary and Final Site Plan Approval re: ALFRED CRAMER URBAN RENEWAL, LLC – NS HARRISON 24<sup>TH</sup> TO 25<sup>TH</sup> - BLOCK: 14 LOT: 2 - 36 RESIDENTIAL UNITS IN 3 BUILDINGS**

**Granting Major Subdivision and Use Variance Approval re: NEW BEGINNING MISSIONARY BAPTIST CHURCH – 434-440 SPUCE STREET – BLOCK: 305 LOT: 46 & 50 – SUBDIVISION & LOT CONSOLIDATION**

### **November 2024**

**Granting Non-Conforming Use re: RACHELE ACETO - 2115 MT EPHRAIM AVENUE – BLOCK: 588 LOT: 5 – LIQUOR STORE/BAR**

**Granting Use Variance and Site Plan approval re: CAMDEN COUNTY HISTORICAL SOCIETY – 75 ERIE STREET - BLOCK: 1 LOT: 1 – HISTORIC HOUSE MUSEUM - RENOVATIONS**

**Granting Non-Conforming Use re: REAL PORTFOLIO 12, LLC – 509 RAND STREET – BLOCK: 1254 LOT: 164 - DUPLEX**

**Granting Bulk Variance approval re: MARCIEL GREEN – 1576 MT EPHRAIM AVENUE – BLOCK: 1352 LOT: 54 – REAR ENCLOSED ADDITION**

**Granting Use Variance and Bulk Variance approval re: HENSTAR HOMES, LLC – 2770 THOMPSON STREET – BLOCK: 979 LOT: 30 – TRIPLEX W/ SECOND FLOOR ADDITION & 2 PRINCIPAL USES ON THE SAME LOT**

**Granting Use Variance and Bulk Variance approval re: KEITH JACKSON – 515 STATE STREET – BLOCK: 769 LOT: 67 - DUPLEX**

**Denying Use Variance and Bulk Variance approval re: BUCKANOR'S PROPERTY MANAGEMENT, LLC – 1532 BAIRD BLVD – BLOCK: 1274 LOT: 106 - THREE FAMILY DWELLING**

## **ADJOURNMENT**