

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF FEBRUARY 3, 2025 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Guy Still, Vice Chairman
Karen Merricks
Maritza Alston
Ysabel Nunez
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 **Wednesday, January 29, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – JANUARY 15, 2025

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. **ADJOURNED TO MARCH**

NEW BUSINESS

EMR EASTERN, LLC – 1605 THORN STREET – BLOCK: 1386 LOT: 1.01

PROPOSES MOTOR VEHICLE SALE 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN WAIVER 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.

ELVIS NUNEZ – 687 JEFFERSON STREET – BLOCK: 538 LOT: 7

PROPOSES A DUPLEX 1. MIN FRONT SETBACK – C-1 BULK VARIANCE IS NEEDED. 2. MIN ONE SIDE DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

LEODAN BARANCA VILLA – 421 LANSLOWNE AVENUE – BLOCK: 342 LOT: 117

PROPOSES AN EXISTING SINGLE – NJSA 40:55 D – 68 RELIEF IS NEEDED.

REAL PORTFOLIO 16, LLC – 436 LIBERTY STREET -BLOCK: 335 LOT: 88

PROPOSES AN EXISTING SINGLE – NJSA 40:55 D – 68 RELIEF IS NEEDED.

CHANA KANELSKY – 108 E. STATE STREET – BLOCK: 1144 LOT: 22

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

YEHUDA KANELSKY - 3314 ROSEDALE AVENUE BLOCK: 1038 LOT: 4

PROPOSES A THREE-FAMILY DWELLING 1. THREE-FAMILY DWELLINGS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED - 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

YACHIEL WINFIELD – 110 S. 33RD STREET – BLOCK: 1057 LOT:3

PROPOSES A THREE-FAMILY DWELLING 1. THREE-FAMILY DWELLINGS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT WIDTH AND FRONT YARD SET BACK DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED - 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

YACHIEL WINFIELD – 3009 MT EPHRAIM AVENUE – BLOCK:737 LOT: 5

PROPOSES A THREE-FAMILY DWELLING 1. THREE-FAMILY DWELLINGS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – 1ST FLOOR TO RESIDENTIAL – SITE PLAN APPROVAL MAY BE NEEDED. HPC APPROVAL IS NEEDED FOR EXTERIOR WORK. FAIRVIEW REDEVELOPMENT PLAN

ADJOURNMENT