

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JANUARY 6, 2025 – 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 **Thursday, January 2, 2025.**

PUBLIC HEARING

REORGANIZATION OF BOARD

Appointment of Temporary Chairman
Nomination of Chairman
Election of Chairman
Election of Vice Chairman
Appointment of Secretary
Appointment of Board Attorney – Dembo, Brown & Burns LLP
Appointment of Conflicts Attorney – Eric M. Bernstein & Associates, LLC

APPROVAL OF MINUTES - December 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. **ADJOURN TO FEBRUARY.**

NEW BUSINESS

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.

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.

JOSE FLORES – 373 RAND STREET – BLOCK: 1245 LOT: 176

PROPOSES A CONCRETE PATIO IN THE FRONT YARD 1. IMPERVIOUS COVERAGE IS EXCEEDED – C-1 BULK VARIANCE IS NEEDED.
ADOPTION OF RESOLUTIONS

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.

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.

QUEEN STEWART – 135 N. 28TH STREET – BLOCK: 1094 LOT: 20

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

LONELL JENKINS – 775 RAMONA GONZALEZ STREET – BLOCK: 356 LOT: 66

PROPOSES NEW CONSTRUCTION OF A DUPLEX 1. LOT SIZE, BUILDING COVERAGE, FRONT, SIDE & REAR YARDS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. OFF STREET PARKING IS NEEDED 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. THE APPLICANT MUST PROVIDE A ZONING SCHEDULE THAT PROVIDES THIS INFORMATION.

LONELL JENKINS – 801 - 803 PINE STREET – BLOCK: 357 LOT: 47 & 48

PROPOSES NEW CONSTRUCTION OF A DUPLEX 1. LOT SIZE, LOT DEPTH AND LOT WIDTH IS DEFICIENT - C-1 BULK VARIANCE IS NEEDED. 2. OFF STREET PARKING IS NEEDED 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

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**

December 2024

Denying Use Variance and Bulk Variance approval re: **ABRAHAM ITUAH – 400 JACKSON STREET – BLOCK: 463 LOT: 31 – VEHICLE STORAGE**

Granting Non-Conforming Use re: **IBRAHIM SALEH – 740 STATE STREET – BLOK: 779 LOT: 20 – GROCERY STORE**

Granting Bulk Variance approval re: **JANNAH REAL ESTATE, LLC – 430 CHMBERS AVENUE – BLOCK: 1409 LOT: 57 - DUPLEX**

Granting Non-Conforming Use re: **TARIQ S. ALAM – 504 WALNUT STREET – BLOCK: 317 LOT: 60 - DULEX**

Denying Use Variance and Bulk Variance approval and Site Plan Waiver re: **PRIME CAPITAL MANAGEMENT – 1470 PRINCESS AVENUE – BLOCK: 1299 LOT: 44 – FOUR APARTMENTS**

Granting Non-Conforming Use re: **REAL PORTFOLIO 11, LLC – 437 MECHANIC STREET - BLOCK: 335 LOT: 127 – SINGLE FAMILY DWELLING**

APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2025

ADJOURNMENT