

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF FEBRUARY 7, 2022 – 5:30PM**

**By the direction Zoning Board of Adjustment Board Chairman Robert H. Hamilton, Jr, of the City of Camden a meeting will be held on Monday, February 7, 2022 at 5:30pm Since the City of Camden remains under a Declaration of a Health emergency related to the COVID-19 virus, City Hall is closed. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; Zoom. Instructions on accessing this virtual Regularly Scheduled meeting can be found on the City of Camden’s website: <https://www.ci.camden.nj.us/>.**

**PROPOSED AGENDA**

**ROLL CALL**

Robert H. Hamilton, Jr., Chairman  
Darnell Hance, Vice Chairman  
Isaias Martinez  
Henrietta Washington  
Theresa Atwood  
Karen Merricks  
Charles Cooper

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, February 1, 2022**

**PUBLIC HEARING**

**Approval of Minutes – January 2022**

**OLD BUSINESS**

**FUNCTIONAL GAMES APPAREL – 333 KAIGHN AVENUE – BLOCK: 269 LOT: 32**  
PROPOSES INSTITUTIONAL USE THAT INCLUDES LIGHT APPAREL  
MANUFACTURING W/ MARKETING & TRAINING PROGRAMS FOR SEAMSTRESSES  
AND A MEETING SPACE 1. USE IS NOT PERMITTED – (D) USE VARIANCE IS NEEDED.  
2. SITE PLAN APPROVAL IS NEEDED OR WAIVER IS APPROVED

**NEW BUSINESS**

**TOWER NORTH DEVELOPMENT, LLC – SE ELM & DELAWARE AVENUE –  
BLOCK: 46 LOT: 51**  
PROPOSES A 120 FT COMMUNICATION TOWER WITHIN A 60’X 37’ FENCED  
AREA. 1. CONDITIONAL USE VARIANCE IS NEEDED. 2. SITE PLAN  
APPROVAL IS NEEDED.

**PAULINE O’NEIL – 2800 SHERMAN AVENUE – BLOCK: 967 LOT: 24**  
PROPOSES AN ADA RAMP 1. ZONING PERMIT WAS DENIES ON DECEMBER 12, 2019  
WITHOUT THE FILING OF AN APPEAL. WILL NEED ZBA TO DETERMINE THE NEED  
TO HEAR BEYOND THE APPEAL DATE. 2. FRONT AND SDE YARD SETBACKS ARE  
DEFICIENT. FRONT YARD (10’ REQ.) (3.5 PROPOSED) - SIDE YARD (10’ REQ.)  
(5’ PROPOSED) – (C) BULK VARIANCE IS NEEDED.

**LUZ DE JESUS – 602 LINE STREET – BLOCK: 291 LOT: 1**

PROPOSES A NAIL SALON W/ A SECOND FLOOR APARTMENT. 1. USE IS NOT PERMITTED. PROOF OF ZBA APPROVAL OR USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED

**ADOPTION OF RESOLUTIONS – JANUARY 2022**

Granting Use Variance Approval re: **JOSE OLIVERRIA – 1428 BAIRD BOULEVARD - BLOCK: 1275 LOT: 27 – PORCH ALTERATIONS AND ROOFTOP DECK**

Granting Bulk Variance Approval re: **YORDANKA GUILARTE – 1909 FILMORE STREET - BLOCK: 491 LOT: 6 – ADDITION AND FENCE TO BE CONSTRUCTED**

**ADJOURNMENT**