

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JUNE 5, 2023 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Charles Cooper, Vice Chairman
Isaias Martinez
Theresa Atwood
Karen Merricks
Maritza Alston
Jose M. Brito Bueno

Henrietta Washington, Alternate #1

Evita Muhammad, Secretary
Kyle F. Eingorn, Attorney for Board

AMENDED

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, May 31, 2023.**

PUBLIC HEARING

Approval of Minutes – May 2023

OLD BUSINESS

LOWINSKY MINIER – 3821 WESTFIELD AVENUE – BLOCK: 1018 LOT: 38

PROPOSES THREE ADDITIONAL APARTMENTS TO THE MIXED USE BUILDING 1. USE IS NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED FOR THREE-UNIT APARTMENT. 2. (D-1) USE VARIANCE MAY BE NEEDED FOR MOR THAN ONE USE IN SAID PROPERTY – OFF STREET PARKING IS NEEDED - (C-2) VARIANCE IS NEEDED – A MINIMUM OF SIX PARKING SPACES IS NEEDED. 3. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

JOHANNA RIVERA - 101 N 21ST STREET – BLOCK: 1143 LOT: 24

PROPOSES A THREE FAMILY DWELLING. 1. MULTI-FAMILY DWELLINGS ARE NOT PERMITTED – (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 5.25 SPACES ARE NEEDED – (C-1) BULK VARIANCE IS NEEDED.

LUIS JAQUEZ - 1317 S. 10TH STREET – BLOCK: 409 LOT: 19

PROPOSES A DUPLEX 1. LOT AREA IS DEFICIENT – 3,000 SF IS PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEEDED – (C-1) BULK VARIANCE IS NEEDED.

NEW BUSINESS

1900 FEDERAL STREET, LLC – 1900 FEDERAL STREET – B: 119 L: 8 & B: 1200 L: 1-2

PROPOSES A BUS PARKING LOT. 1. USE IS NOT SPECIFFICALLY PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED FOR NEW CONSTRUCTION / ADDITIONS AND SITE PLAN IMPROVEMNTS.

1060 BERGEN AVENUE, LLC - 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88

PROPOSES A DRIVEWAY 1. 870: 31 OUTDOOR STORAGE IN ANY RESIDENTIAL DISTRICT. 2. 870: 214 – NO RESIDENTIAL VEHICLES SHALL BE PARKED IN NO AREA NOT DESIGNATED FOR PARKING – (C-1) BULK VARIANCE IS NEEDED. 3. LICENSE AGREEMENT IS NEEDED FOR CITY COUNCIL IF ZBA APPROVES.

MONZO CONSTRUCTION SERVICES – 699 LIBERTY STREET – BLOCK: 340 OT: 1

PROPOSES A 10FT FENCE FOR CELL TOWER SITE, 1. HEIGHT OF FENCE EXCEEDS 6 FT – C-1 BULK VARIANCE IS NEEDED.

ROY RIVERS – 423 CHAMBERS AVENUE- BLOCK: 1408 LOT: 76

PROPOSES A THREE FAMILY DWELLING – 1. OFF-STREET PARKING IS NEEDED – (1) PARKING SPACE IS NEEDED PER UNIT (3 SPACES) – (C) BULK VAIANCE IS NEEDED

SCULL AND HAM, LLC – 407 ATLANTIC AVENUE – BLOCK: 341 LOT: 16.20

PROPOSES FABRICATION AND MILL WORK 1. INTERPRETATION IS NEEDED PURSAUNT TO 870-82 A – FABRICATING. 2. D-1 USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING MAY BE NEEDED – APPLICANT MUST DEMONSTRATE OFF-STREET PARKING. 4. APPLICANT MAY DESIRE TO REQUEST NJSA 40:55D – 68 RELIEF.

GARY & IRIS BALL – 1860 PARK BLVD – BLOCK: 1278 LOT: 71

PRPOPOSES A DUPLEX. 1. NJSA: 55D 68 – RELIEF IS NEEDED

SINDY ORELLANA – 315 ATLANTIC AVENUE – BLOCK: 278 LOT: 97

PROPOSES A SINGLE FAMILY DWELLING - REHAB. 1. NJSA 40:55D – 68 – RELIEF IS NEEDED.

REAL PORTFOLIO 13, LLC - 4106 -4112 FEDERAL STREET BLOCK: 1067 LOT: 15

PROPOSES 20 UNIT APARTMENT COMPLEX 1. . NJSA 40:55D – 68 – RELIEF IS NEEDED – LEGAL NON-CONFORMIMG USE RELIEF IS NEEDED – (MULTI – UNIT APARTMENT IN R-1 ZONE)

REAL PORTFOLIO 14, LLC – 414, 416, 424, 426, 430, 432, 436 & 453 MORSE STREET B: 1256 L: 32,89,91,93,94,95,96 & 98 B: 1258 L: 43 & 99

PROPOSES A DUPLEX1. 1. NJSA 40:55D – 68 – RELIEF IS NEEDED - LEGAL NON-CONFORMIMG USE RELIEF IS NEEDED

WH ENTERPRISES – 34-46 N 4TH STREET- BLOCK: 120 LOT: 58

PROPOSES A STORAGE GARAGE FOR VEHICLES 1. USE IS NOT SPECIFICALLY PERMITTED – INTERPRETATION MAY BE NEEDED REGARDING WHETHER AN AMENDMENT IS NEEDED. IF APPROVED THEN D-1 VARIANCE AND SITE PLAN APPROVAL – CHANGE OF USE MAY BE SOUGHT.

OSVALDO FERNANDEZ – 1261 DAYTON STREET – BLOCK: 1369 LOT: 29

PROPOSES TO CONVERT A SINGLE FAMILY DWELLING TO DUPLEX. 1. OFF-STREET PARKING IS NEEDED – 2.50 SPACES REQUIRED – (C-1) BULK VARIANCE IS NEEDED. 2. MIN. LOT DEPTH OF FRONT YARD IS DEFICIENT 0’ PROPOSED – 20’ REQUIRED – (C-1) BULK VARIANCE IS NEEDED. 3. MIN SIDE YARD MAY BE DEFICIENT 10’ REQUIRED – 0’ PROPOSED –(C-1) BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Site Plan Waiver Use re: **EMELYN PERALTA – 1315 S. 10TH STREET– BLOCK: 409 LOT: 18 – DUPLEX**

Granting Preliminary and Final Site Plan Approval re: **HADDON PROPERTY GROUP– 2621 MT EPHRAIM AVENUE- BLOCK: 714 LOT: 2 & 2.01 – SELF - STORAGE FACILITY**

Granting Use Variance Approval re: **AS PROMISED HOLDINGS, LLC – 1600 CARMAN STREET– BLOCK: 1196 LOT: 29, 30, 31 & 40– NEW CONSTRUCTION FOR CANNABIS CULTIVATION FACILITY**

Granting Use Variance Approval and Bulk Variance Approval re: **GENARO LOPEZ – 1103 N. 20TH STREET – BLOCK: 826 LOT: 78 - AUTO REPAIR SHOP**

Granting Legal Non-Conforming Use re: **KNIGHTS CROSSING HOME PARTNERS, LLC – 1532 BRADLEY AVENUE– BLOCK: 1278 LOT: 56 – DUPLEX**

Granting Use Variance Approval re: **5 STAR PROPERTIES, LLC – 3320 FEDERAL STREET – BLOCK: 1058 LOT: 6 – FIVE APARTMENTS**

Granting Bulk Variance Approval re: **HOLDING 13, LLC – 814 N 4TH STREET – BLOCK: 754 LOT: 83 - DUPLEX**

ADJOURNMENT