

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 3, 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

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 **Friday, June 23, 2023.**

PUBLIC HEARING

Approval of Minutes – June 2023

OLD BUSINESS

LOWINSKY MINIER – 3821 MT EPHRAIM AVENUE – BLOCK: 1018 LOT: 38

PROPOSES THREE ADDITIONAL APARTMENTS TO THE MINED 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.

NEW BUSINESS

PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP – 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84

PROPOSES NEW CONSTRUCTION – 5 TOWN HOMES. 1. SITE PLAN APPROVAL IS NEEDED 2. USE VARIANCES AND BULK VARIANCES ARE NEEDED.

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.

RONALD AND FRANCES ABATE – 1929 S. 4TH STREET BLOCK: 494 LOT: 3
PROPOSES TWO INDUSTRIAL BUSINESSES ON THE SAME LOT. 1. TWO PRINCIPLE USES ON THE SAME LOT – (D-1) USE VARIANCE MAY BE NEEDED. 2. OFF-STREET PARKING – BOTH USES MAY BE NEEDED – (C-1) BULK VARIANCE IS NEEDED.

5 STAR PROPERTIES, LLC – 402 & 420 STEVENS STREET BLOCK: 178 LOTS: 1 & 9
PROPOSES 5 APARTMENTS 1. PROPERTY DOES NOT MEET THE REQUIREMENTS FOR LOT AREA, REAR, SIDE, FRONT YARD, SETBACKS AND BUILDING COVERAGE (60%) – (C-1) BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – 6.25 SPACES ARE NEEDED - (0) PROPOSED – (C-1) BULK VARIANCE IS NEEDED.

DAVID FITZGERALD – 1486 KAIGHN AVENUE – BLOCK: 1276 LOT: 1
PROPOSES A THREE FAMILY DWELLING -1. USE IS NOT PERMITTED IN R-2 ZONE DISTRICT – (D-1) USE VARIANCE IS NEEDED – USE MAY REQUIRE AN AMENDMENT TO THE REDEVELOPMENT PLAN. 2. OFF-STREET PARKING IS NEEDED 5-7 SPACES MAY BE NEEDED – (C-1) BULK VARIANCE IS NEEDED.

LARCEN VELIZ – 1489 BROADWAY - BLOCK: 344 LOT: 54
PROPOSES A 61/2 FT FENCE 1. HEIGHT EXCEEDS THE MAXIMUM OF 4' ALONG THE STREET FRONTAGE – (C-2) BULK VARIANCE IS NEEDED.

JANDER VALENTIN – 742 CHERRY STREET – BLOCK: 380 LOT: 91
PROPOSES A DUPLEX 1. LOT SIZE IS DEFICIENT 2000 SF REQ – 1330 SF PROPOSED – C-1 BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT – 20 FT REQ – 14 FT PROPOSED – C-1 BULK VARIANCE IS NEEDED. 3. LOT DEPTH IS DEFICIENT – 100 FT REQ - 95 PROPOSED – C-1 BULK VARIANCE IS NEEDED.
OFF STREET PARKING IS NEEDED - 3.50 SPACES – C-1 BULK VARIANCE IS NEEDED.

HEAVEN TOWING & AUTO REPAIR – 1215-1221 S. 6TH STREET BLOCK: 337 LOT: 100
PROPOSES TOWING AND AUTO REPAIR W/ 32 SF SIGN 1. UE IS NOT PERMITTED – TOWING – (D-1) USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED- APPLICANT MUST DEMONSTRATE PARKING.

ADOPTION OF RESOLUTIONS - MAY

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

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**

ADOPTION OF RESOLUTIONS – JUNE

Granting Bulk Variance approval re: **LUIS JAQUEZ – 1317 S. 10TH STREET – BLOCK: 409 LOT: 19 – DUPLEX**

Granting Bulk Variance approval re: **ROY RIVERS – 423 CHAMBERS AVENUE – BLOCK: 1408 LOT: 76 – THREE FAMILY DWELLING**

Granting interpretation re: **SCULL AND HAM, LLC 407 ATLANTIC AVENUE– BLOCK: 341 LOT: 16.20 – FABRICATE AND CUSTOMIZE WOOD PARTS**

Granting Non-Conforming Use re: **GARY & IRIS BALL – 1860 PARK BLVD – BLOCK: 1278 LOT: 71 - DUPLEX**

Granting Non-Conforming Use re: **SINDY ORELLANA - 315 ATLANTIC AVENUE– BLOCK: 278 LOT: 97 – REHAB SINGLE FAMILY DWELLING**

Granting Bulk Variance approval re: **WH ENTERPRISES 34-46 N 4TH STREET BLOCK: 120 LOT: 58 – STORAGE GARAGE FOR VEHICLES**

Granting Non-Conforming Use re: **REAL PORTFOLIO 15, LLC – 4106 – 4112 FEDERAL STREET – BLOCK: 1067 LOT: 15 – APARTMENT COMPLEX**

Granting Non-Conforming Use re: **REAL PORTFOLIO 14, LLC – BLOCK: 1256 LOT: 32, 89, 91, 93-96 & 98 BLOCK: 1258 LOT: 43 & 99 – DUPLEX**

ADJOURNMENT