

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF September 11, 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 **Wednesday, September 6, 2023.**

PUBLIC HEARING

Approval of Minutes – July 2023

NEW BUSINESS

PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP - 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84, 84.01 – 84.05
PROPOSES FIVE (5) TOWNHOUSES - MAJOR SUBDIVISION

ASPIRE PROPERTY GROUP – 945 N. 27TH STREET – BLOCK: 932 LOT: 36, 37 & 51
PROPOSES COMMERCIAL USE W/ 2ND FL APARTMENT – REAR ADDITION TO SECOND FLOOR AND IMPROVEMENTS TO PARKING LOT. 1. MODIFICATION/ ALTERATIONS TO PROPERTY REQUIRES SITE PLAN APPROVAL. 2. D-1 USE VARIANCE IS NEEDED.

WILTON TORRES – 116 STATE STREET – BLOCK: 38 LOT: 90
PROPOSES THREE APARTMENTS WITH AN ADDITION TO THE THIRD FLOOR 1. D -1 USE VARIANCE IS NEEDED FOR THREE UNITS. 2. OFF-STREET PARKING IS NEEDED - 2.50 SPACES ARE NEEDED – C-1 BULK VARIANCE IS NEEDED.

ST JOSEPH’S CARPENTER SOCIETY – 2912 FEDERAL STREET – BLOCK: 1125 LOT: 2
PROPOSES A WARE HOUSE W/ OFFICES - 1. NJSA 40:55D – 68 NON-CONFORMING USE 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.

EFRAIN REYES, JR – 233 GRAND AVENUE – BLOCK: 1177 LOT: 159
PROPOSES A DIUPLEX 1. NJSA 40:55D – 68 NON-CONFORMING USE IS NEEDED.

DON LEY GROUP, LLC – 265 MT VERNON STREET – BLOCK: 245 LOT: 51

PROPOSES A SINGLE FAMILY DWELLING. 1. NJSA 40:55D - 68 NON-CONFORMING USE IS NEEDED.

KIRTTY TAVERAS – 1539 S. 10TH STREET – BLOCK: 428 LOT: 41

PROPOSES A CONVENIENCE STORE W/ 54 SF SIGN 1. NJSA 40:55 – 68 NON – CONFORMING USE IS NEEDED 2. SIGN EXCEEDS THE MAX OF 12 SF – C-2 BULK VARIANCE IS NEEDED.

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

PROPOSES A DUPLEX 1. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 2. MIN DEPTH OF FRONT YARD IS DEFICIENT – 0’ PROPOSED – 20’ REQUIRED - C-1 BULK VARIANCE IS NEEDED. 3. MIN SIDE YARD MAY BE DEFICIENT – 0’ PROPOSED - 10 ‘REQUIRED – C-1 BULK VARIANCE IS NEEDED.

JORDAN & JORDAN, LLC- 1201 ATLANTIC AVENUE – BLOCK: 1329 LOT: 72

PROPOSES COMMERCIAL USE W/ APARMENT 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED FOR APARTMENT AND COMMERCIAL SPACE - 3-6 PARKING SPACES ARE NEEDED. 3. APPLICANT CAN EITHER APPLY FOR INTERPRETATION OR FOR NJSA 40:55D-68 RELIEF.

TARIQ S. ALAM – 602 BERKLEY STREET – BLOCK: 1411 LOT: 2

PROPOSES TO CONVERT SFD TO DUPLEX – MIN LOT IS DEFICIENT – 2000 SF REQ - 980 SF PROPOSED – (C-1) BULK VARIANCE IS NEEDED. 2. MIN LOT WIDTH IS DEFICIENT – 20 FT REQ – 14 FT PROPOSED – (C-1) BUK VARIANCE IS NEEDED. 3. BUILDING COVERAGE AND LOT COVERAGE MAY BE DEFICIENT – 80% AND 90 % - (C-1) BULK VARIANCE MAY BE NEEDED FOR EACH. 4. OFF-STREET PARKING IS NEEDED – 2.50 SPACES ARE NEEDED 0 SPACES PROPOSED.

ADOPTION OF RESOLUTIONS – JULY

Granting Use Variance Approval, Bulk Variance Approval and Site Plan Waiver re: **LOWINSKY MINIER – 3821 WESTFIELD AVENUE - BLOCK: 1018 LOT: 38 – NEW CONSTRUCTION THREE ADDITIONAL APARTMENTS ON THE SECOND FLOOR**

Granting d (6) Height Variance, Bulk Variances, Preliminary/Final Site Plan Approval and Waivers re: **PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP – 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84 - (5) TOWNHOUSES**

Granting Bulk Variance Approval re: **MONZO CONSTRUCTION – 699 LIBERTY STREET – BLOCK: 340 LOT: 1 - FENCE INSTALLATION AROUND CELL TOWER SITE**

Granting Bulk Variance Approval re: **5 STAR PROPERTIES, LLC: 402 STEVENS STREET – BLOCK: 178 LOT: 1 – MULTI FAMILY (5) APARTMENTS**

Granting Use Variance Approval and Bulk Variance Approval re: **DAVID FITZGERALD – 1486 KAIGHN AVENUE – BLOCK: 1276 LOT: 1 - THREE FAMILY DWELLING**

Granting Use Variance Approval and Bulk Variance Approval re: **LARCEN VELIZ – 1489 BROADWAY – BLOCK: 344 LOT: 54 - AUTO SALE AND 61/2 FT FENCE**

Granting Bulk Variance Approval re: **JANDER VALENTIN – 742 CHERRY STREET - BLOCK: 380 LOT: 1 – DUPLEX**

Granting Use Variance Approval re: **HEAVEN TOWING & AUTO REPAIR - 1215-1221 S. 6TH STREET - BLOCK: 337 LOT: 100 - TOWING & AUTO REPAIR W/ SIGNAGE**

Denying w/o prejudice re: **1060 BERGEN AVENUE, LLC - 1060 BERGEN AVENUE – BLOCK: 926 LOT: 88 – DRIVEWAY**

ADJOURNMENT