

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF DECEMBER 4, 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 **Tuesday, November 28, 2023.**

PUBLIC HEARING

Approval of Minutes – November 2023

OLD BUSINESS

JOSE M. CALDERON – 1520 WILDWOOD AVENUE – BLOCK: 1272 LOT: 11

PROPOSES SINGLE FAMILY DWELLING TO DUPLEX CONVERSION. 1. LOT AREA IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING MAY NOT BE ALLOWED – C-1 BULK VARIANCE IS NEEDED.

NEW BUSINESS

NEW BEGINNINGS BEHAVIORAL HEALTH – 1300 PRINCESS AVENUE – BLOCK: 1293 LOT: 70

PROPOSES A SHELTER FOR MEN. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED. 3. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED.

RESPOND INC. – 3001 FENWICK RD – BLOCK: 625 LOT: 43

PROPOSES A 6 FT FENCE – HPC APPROVAL IS NEEDED – FENCE HAS BEEN INSTALLED W/O ZONING PERMIT OR HPC APPROVAL. 2. HEIGHT OF FENCE EXCEEDS THE MAX OF 4 FT – C-1 BULK VARIANCE IS NEEDED.

VICTORIA REALTY – 523 N. 27TH STREET – BLOCK: 877 LOT: 3

PROPOSES TWO OFFICE BUILDINGS AND FIVE STORAGE GARAGES. 1. STORAGE UNITS ARE NOT PERMITTED – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED.

ROGER D. MACHIGAL – 2500 BAIRD BLVD – BLOCK: 1177 LOT: 133

PROPOSES AN AUTO REPAIR AND 6 FT FENCE. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING. 4. IF SITE PLAN WAIVER IS GRANTED 6 FT FENCE WILL REQUIRE BULK VARIANCE APPROVAL FOR THE HEIGHT.

MELANIE GARCIA – NS SHERMAN 60 E. 28TH STREET –BLOCK: 966 LOT: 14

PROPOSES A PARKING LOT WITH CEMENT REPAIR. 1. USE IS PROHIBITED – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED.

1426 MT EPHRAIM, LLC – 1426-1444 MT EPHRAIM AVENUE – BLOCK: 1325 LOTS: 44, 47, 49, 50, 59 & 60

PROPOSES A DOLLAR STORE 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED

BILAL DIXON – 218 MORSE STREET – BLOCK: 1235 LOT: 57

PROPOSES A DUPLEX 1. NJSA 40:55D 68 RELIEF IS NEEDED.

JONATHAN GABAY – 436 S. 6TH STREET BLOCK: 1408 LOT: 46

PROPOSES A CONVERSION FROM DUPLEX TO THREE-FAMILY DWELLING. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

JONATHAN GABAY – 421 CHAMBERS AVENUE – BLOCK: 1408 LOT: 75

PROPOSES A DUPLEX 1. BULK VARIANCES ARE NEEDED FOR LOT AREA, LOT DEPTH AND IMPERVIOUS COVERAGE.

CAMDEN COUNTY GROWTH, LLC – 3300 FEDERAL STREET – BLOCK: 1058 LOT: 1

PROPOSES THREE APARTMENTS W/ OFFICE. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED FOR 3-FAMILY DWELLING. THE APPLICANT HAS THE OPTION OF NJSA 40:455D – 68 RELIEF. 2. OFF-STREET PARKING IS NEEDED – 7.0 SPACES MAY BE NEEDED.

STEVENS HOUSING, LLC – 1160 HADDON AVENUE – BLOCK: 1289 LOT: 21

PROPOSES A DUPLEX 1. C-1 VARIANCES ARE NEEDED FOR LOT AREA, LOT WIDTH AND BUILDING COVERAGE. 2. OFF-STREET PARKING – 2.50 SPACES ARE NEEDED - C-1 BULK VARIANCE IS NEEDED.

3250-3252 RIVER RD, LLC - SS RIVER 80 E. BERGEN AVENUE – BLOCK: 942 LOT: 2

PROPOSES A PARKING LOT FOR CARD, TRUCKS AND VANS. 1. PROPOSED USE IS NOT PERMITTED IN A C2 ZONE – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. CRAMER HILL REDEVELOPMENT PLAN

ADOPTION OF RESOLUTIONS

Granting Non – Conforming Use re: **ROCKY LANG -1001-1005 CAMBRIDGE STREET - BLOCK: 860 LOT: 31 – AUTO REPAIR & TIRE SALE**

Granting Bulk Variance Approval re: **CSA IV, LLC – 508 S. BROADWAY – BLOCK 1410 LOT: 4 – COMMERCIAL USE W 4 APARTMENTS**

Granting Bulk Variance Approval re: **CSA IV, LLC – 1823 RIVER AVENUE – BLOCK: 846 LOT: 73 - DUPLEX**

Granting Non – Conforming Use re: **CSA IV, LLC – 1450 S. 9TH STREET – BLOCK: 418 LOT: 27 – RETAIL CLOTHING STORE**

APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2024

ADJOURNMENT