

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF NOVEMBER 6, 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

AMENDED

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, October 31, 2023.**

PUBLIC HEARING

Approval of Minutes – October 2023

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 MAY BE NEEDED. **PARKSIDE REDEVELOPMENT PLAN**

ROCKY LANG -1001-1005 CAMBRIDGE STREET - BLOCK: 860 LOT: 31

PROPOSES AUTO REPAIR & TIRE SALE. 1. USE IS NOT PERMITTED IN THE REDEVELOPMENT PLAN. INTERPRETATION IS NEEDED, FAILURE TO GAIN FAVORABLE INTERPRETATION MAY REQUIRE AN AMENDMENT TO THE REDEVELOPMENT PLAN. **CRAMER HILL REDEVELOPMENT PLAN**

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. **CRAMER HILL REDEVELOPMENT PLAN**

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

CSA IV, LLC – 508 S. BROADWAY – BLOCK 1410 LOT: 4

PROPOSES COMMERCIAL SPACE W/ 4 APARTMENTS. 1. C-1 BULK VARIANCES ARE NEEDED FOR LOT WIDTH, LOT DEPTH AND BUILDING COVERAGE. 2. OFF-STREET PARKING IS NEEDED – APPROX. 5-7 SPACES MAY BE NEEDED – C-1 BULK VARIANCE IS NEEDED.

CSA IV, LLC – 1823 RIVER AVENUE – BLOCK: 846 LOT: 73

PROPOSES A DUPLEX. 1. LOT SIZE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. LOT WIDTH IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 3. MAX BUILDING COVERAGE – C-1 BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING IS NEEDED 3.75 SPACES NEEDED – 0 PROPOSED – C-1 BULK VARIANCE IS NEEDED.

CSA IV, LLC – 1450 S. 9TH STREET – BLOCK: 418 LOT: 27

PROPOSES A RETAIL CLOTHING STORE. 1. INTERPRETATION IS NEEDED RELATIVE TO THE CONTINUAL USE OR NJSA 40:55D 68 NON-CONFORMING USE IS NEEDED. **LIBERTY PARK REDEVELOPMENT PLAN**

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.

ADOPTION OF RESOLUTIONS

Granting Bulk Variance Approval re: **SERGIO BENT – 524 ROYDEN STREET – BLOCK: 211 LOT: 48 - DUPLEX**

Granting Use Variance Approval re: **MAISHA ADAMS – 2801 ARTHUR AVENUE – BLOCK: 951 LOT: 20 - RETAINING WALL**

Granting Use Variance, Bulk Variance and Preliminary and Final Site Plan Approval re: **ASPIRE PROPERTY GROUP – 945 N. 27TH STREET – BLOCK: 932 LOT: 36, 37 & 51 – COMMERCIAL/ RESIDENTIAL AND PARKING IMPROVEMENTS**

ADJOURNMENT