

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF JUNE 3, 2024 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

Darnell Hance, Chairman  
Charles Cooper, Vice Chairman  
Isaias Martinez  
Karen Merricks  
Maritza Alston  
Ysabel Nunez

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 May 29, 2024**.

**PUBLIC HEARING**

**Adoption of Minutes – May 2024**

**OLD BUSINESS**

**PREMIER CONSTRUCTION, LLC - 521 COOPER STREET – BLOCK: 98 LOT: 94**

PROPOSES TRANSITIONAL HOUSING W/ (9) ONE-BEDROOM APARTMENTS. 1. USE IS NOT PERMITTED IN THE ZONE – AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED. APPLICANT MAY APPLY FOR INTERPRETATION.

**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.

**NEW BUSINESS**

**MACEDONIA BAPTIST CHURCH – 812-814 KAIGHN AVENUE – BLOCK: 406 LOT: 55**

PROPOSES A FUNERAL HOME. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. INTERPRETATION IS NEEDED BY THE ZBA IF THE PROPERTY REQUIRES AN AMENDMENT TO THE REDEVELOPMENT PLAN. 3. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

**958-960 NORTH 27<sup>TH</sup> STREET, LLC – BLOCK: 932 LOT: 31, 32 & 33**

PROPOSES CREATION OF TWO (2) ADJACENT 4-UNIT APARTMENTS. 1. USE VARIANCE IS NEEDED. SITE PLAN APPROVAL IS NEEDED.

**JONATHAN GABAY – 436 S. 6<sup>TH</sup> 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.

**DELAWARE RIVERVIEW, LLC – 1031 N 4<sup>TH</sup> STREET – BLOCK: 8 LOT: 49**

PROPOSES A 6 T FENCE. 1. HEIGHT OF THE FENCE EXCEEDS THE MAX OF 4 FT – C-1 BULK VARIANCE IS NEEDED.

**ABRAHAM ITUH – 400 JACKSON STREET – BLOCK: 463 LOT: 31**

PROPOSES A LOT FOR VEHICLE STORAGE AND CAR SALE. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING NEEDS TO BE DETERMINED. 3. SITE PLAN APPROVAL MAY BE NEEDED DUE TO CHANGE OF USE.

**MARK LEUZZI – 2322 S. 7<sup>TH</sup> STREET – BLOCK: 602 LOT: 26**

PROPOSES A WAREHOUSE - STORAGE FOR EQUIPMENT AND TRUCKS. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**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 THREE - 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.

**NURKA RODRIGUEZ – 50 S. DUDLEY STREET – BLOCK: 1044 LOT: 80**

PROPOSES A CONVENIENCE STORE W/ 20 SF SIGN. 1. NJSA 40:55-D 68 RELIEF – LEGAL NON – CONFORMING USE IS NEEDED – RETAIL CONVENIENCE STORE. 2. SIG EXCEEDS THE SIZE OF 12 SF - C-1 BULK VARIANCE IS NEEDED.

**GLORIA OM – 1542 BRADLEY AVENUE – BLOCK: 1278 LOT: 52**

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

**ADOPTION OF RESOLUTIONS**

Granting Bulk Variance Approval re: **A GIFT FROM GOD MINISTRIES – 2802 THOMPSON STREET – BLOCK: 980 LOT: 22, 23 – 5 FT FENCE FRONTAGE - 6 FT SIDE/REAR**

Granting interpretation re: **MIG INTERNATIONAL HOLDINGS, LLC – 1291 S. MERRIMAC RD – BLOCK: 721 LOT: 49 – THREE STUDIO APARTMENTS W/ THREE PARKING SPACES**

Granting Bulk Variance Approval and Use Variance Approval re: **DAVID LEE - 819 S. 5<sup>TH</sup> STREET – BLOCK: 286 LOT: 115 – 6 – EXISTING GARAGES WITH TWO SECOND FLOOR APARTMENTS**

Granting Bulk Variance Approval and Use Variance Approval re: **CARLOS SUPELVEDA – 509 N. 27<sup>TH</sup> STREET – BLOCK: 877 LOT: 47 – VEHICLE STORAGE**

Granting Bulk Variance Approval re: **TONY PAYTON, JR. – 2513 FEDERAL STREET – BLOCK: 1159 LOT: 55 – RETAIL CANNABIS**

Granting Bulk Variance Approval re: **ELPIDIO ALCANTARA – 948 N 26<sup>TH</sup> STREET – BLOCK: 865 LOT: 1 – PARKING LOT FOR TRUCKS AND STORAGE CONTAINERS**

Granting Non - Conforming Use re: **FRANKLIN ABREU – 1903 S 4<sup>TH</sup> STREET – BLOCK: 484 LOT: 7 – COMMERCIAL USE W/ SECOND FL APARTMENT**

Granting Non - Conforming Use re: **GERMAN ENTERPRISES CORP. – 1626 LOUIS STREET – BLOCK: 1356 LOT: 156 - COMMERCIAL USE W/ SECOND FL APARTMENT**

**ADJOURNMENT**

