

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MARCH 3, 2025 – 5:30PM  
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

**PROPOSED AGENDA**

**ROLL CALL**

**AMENDED**

Darnell Hance, Chairman  
Guy Still, Vice Chairman  
Karen Merricks  
Maritza Alston  
Ysabel Nunez  
Alicia Rivera  
Ursula Lennon  
Tameeka Mason, 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, February 25, 2025.**

**PUBLIC HEARING**

**APPROVAL OF MINUTES – FEBRUARY 2025**

**OLD BUSINESS**

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

PROPOSES A FUNERAL HOME W/ 12 SF AWNING. 1. USE IS NOT PERMITTED - D-1 USE VARIANCE IS NEEDED. 2. INTERPRETATION IS NEEDED BY THE ZBA IF THIS PROPERTY REQUIRES AN AMENDMENT TO THE REDVELOPMENT PLAN. 3. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.  
PROPOSES REHAB TO DUPLEX. 1.. NJSA 40:55D - 68 NON-CONFORMING USE RELIEF IS NEEDED. **Adjourned to April 7, 2025.**

**NEW BUSINESS**

**PSE&G - SPRUCE STREET, SOUTH 3<sup>RD</sup> STREET & CHERRY STREET BLOCK: 237 LOT: 62, 64, 69, 76-80, 82, 84 & 117**

PROPOSES TEMPORARY CONSTRUCTION MATERIAL LAYDOWN & CONSTRUCTION TRAILERS TO SUPPORT THE CONSTRUCION & 8' FENCE - 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

**PSE&G – 900 & 942 LOCUST STREET – BLOCK: 237; 243 LOT: 55; 1**

900 LOCUST STREET – NEW ELECTRICAL BEAKER STATION – 942 LOCUST STREET – MODIFICATION TO EXISTING SUBSTTION 1. SITE PLAN APPROVAL IS NEEDED WITH MULTIPLE VARIANCES.

**YOSEF ABED – 375 MARLTON AVENUE – BLOCK: 1256 LOT: 57**  
PROPOSES A DUPLEX 1. NJSA 68 NON-CONFORMING USE IS NEEDED.

**KENNETH CLARK – 609 BERKLEY STREET – BLOCK: 1408 LOT: 92**  
PROPOSES A DUPLEX 1. NJSA 68 NON-CONFORMING USE IS NEEDED.  
**COOPER PLAZA REDEVELOPMENT PLAN**

**LONELL JENKINS – 775 RAMONA GONZALEZ STREET – BLOCK: 356 LOT: 66**  
PROPOSES NEW CONSTRUCTION OF A DUPLEX 1. LOT SIZE, BUILDING  
COVERAGE, FRONT, SIDE & REAR YARDS DEFICIENT – C-1 BULK VARIANCE  
IS NEEDED. 2. OFF STREET PARKING IS NEEDED 2.50 SPACES NEEDED – C-1  
BULK VARIANCE IS NEEDED. 3. THE APPLICANT MUST PROVIDE A ZONING  
SCHEDULE THAT PROVIDES THIS INFORMATION.

**LONELL JENKINS – 801 - 803 PINE STREET – BLOCK: 357 LOT: 47 & 48**  
PROPOSES NEW CONSTRUCTION OF A DUPLEX 1. LOT SIZE, LOT DEPTH  
AND LOT WIDTH IS DEFICIENT - C-1 BULK VARIANCE IS NEEDED. 2. OFF  
STREET PARKING IS NEEDED 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS  
NEEDED.

**TAREK TURNER – 796 LINE STREET – BLOCK: 353 LOT: 44**  
PROPOSES A HOMEBASED BUSINESS – ASSEMBLING SPRINGS AND PARTS  
FOR FIREARMS. 1. INTERPRETATION IS NEEDED FOR PROPOSED USE. 2. (D)  
USE VARIANCE IS NEEDED IF INTERPRETATION IS APPROVED.

## **ADOPTION OF RESOLUTIONS**

### **January**

Granting Use Variance and Bulk Variance approval re: **ABED S. ABED – 525 ATLANTIC AVENUE – BLOCK: 345 LOT: 1 – STORAGE WAREHOUSE**

Granting Non-Conforming Use re: **YEHUDA KINELSKY – 2907 CRAMER STREET  
BLOCK: 1106 LOT: 67 – DUPLEX**

Granting Non-Conforming Use re: **PARK NORRIS, LLC – 1453 PARK BLVD – BLOCK:  
1266 LOT: 39 – DUPLEX**

Granting Non-Conforming Use re: **PARK NORRIS, LLC – 1455 PARK BLVD – BLOCK:  
1266 LOT: 40 – DUPLEX**

Granting Bulk Variance approval re: **JOSE FLORES – 373 RAND STREET – BLOCK: 1245  
LOT: 176 – FRONT YARD CONCRETE INSTALLATION**

Granting Use and Bulk Variance approval re: **MAJEA ENTERPRISES, LLC – 3720  
WESTFIELD AVENUE – BLOCK: 1031 LOT:6 – 4 APARTMENTS**

Granting Non-Conforming Use re: **QUEEN STEWART – 135 N. 28<sup>TH</sup> STREET – BLOCK:  
1094 LOT: 20 – DUPLEX**

## **ADJOURNMENT**