

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF APRIL 7, 2025 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Guy Still, Vice Chairman
Karen Merricks
Maritza Alston
Ysabel Nunez
Alicia Rivera
Ursula Moss
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, April 1, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – MARCH 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. **ADJOUNED TO MAY 5, 2025**

TAREK TURNER – 796 LINE STREET – BLOCK: 353 LOT: 44

PROPOSES A HOME-BASED BUSINESS – ASSEMBLING SPRINGS AND PARTS FOR FIREARMS. 1. INTERPRETATION IS NEEDED FOR PROPOSED USE. 2. (D) USE VARIANCE IS NEEDED IF INTERPRETATION IS APPROVED.

NEW BUSINESS

YOSEF ABED – 375 MARLTON AVENUE – BLOCK: 1256 LOT: 57

PROPOSES A DUPLEX 1. NJSA 68 NON-CONFORMING USE IS NEEDED.
ADJOURNED TO MAY 5, 2025

KING LUI LEGACY, LLC – 1309 PRINCESS AVENUE – BLOCK: 1294 LOT: 41

PROPOSES A DUPLEX 1. NJSA 68 NON-CONFORMING USE IS NEEDED.

THE PHOENIX DEVELOPMENT GROUP 850 WOODLAND AVENUE – BLOCK: 606 LOT: 89

PROPOSES CONSTRUCTION OF 3-STORY SINGLE-FAMILY DWELLING 1. MIN LOT AREA, MIN LOT WIDTH & MAX BUILDING COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED,

THE PHOENIX DEVELOPMENT GROUP 852 WOODLAND AVENUE – BLOCK: 606 LOT: 18

PROPOSES CONSTRUCTION OF 3-STORY SINGLE-FAMILY DWELLING 1. MIN LOT, MAX BUILDING COVERAGE & MAX IMPERVIOUS COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

THE PHOENIX DEVELOPMENT GROUP – 454 MECHANIC STREET – BLOCK: 341 LOT: 69

PROPOSES CONSTRUCTION OF 3-STORY SINGLE-FAMILY DWELLING 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT AREA, FRONT, SIDE & REAR YARDS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH.

THE PHOENIX DEVELOPMENT GROUP – 456 MECHANIC STREET – BLOCK: 341 LOT: 70

PROPOSES CONSTRUCTION OF 3-STORY SINGLE-FAMILY DWELLING 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED. SITE PLAN APPROVAL MAY BE NEEDED.

THE PHOENIX DEVELOPMENT GROUP – 458 MECHANIC STREET – BLOCK: 341 LOT: 71

PROPOSES CONSTRUCTION OF 3-STORY SINGLE-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. SITE PLAN APPROVAL MAY BE NEEDED.

VIP INDUSTRIES – 1402 BROADWAY – BLOCK: 345 LOT: 20

PROPOSES A BARBERSHOP 1. COMMERCIAL USE IS NOT PERMITTED. 2. SITE PLAN APPROVAL OR WAIVER IS NEEDED.

AIR HOMES II, LLC – 451 LINE STREET – BLOCK: 209 LOT: 43

PROPOSES A DUPLEX 1. BULK VARIANCES ARE NEEDED FOR EACH - LOT WIDTH, LOT DEPTH, LOT AREA, REAR SIDE & FRONT YARD. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

NORTH SPEED AUTO REPAIR, LLC - 111 MAIN STREET – BLOCK: 38 LOT: 4

PROPOSES A MECHANIC SHOP W/ 32 SF BANNER. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED. 3. SIZE OF SIGN EXCEEDS 12 SF – 32 SF PROPOSED – C-1 BULK VARIANCE IS NEEDED.

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

PROPOSES ADDITIONAL STORAGE CONTAINERS & THREE BAY GARAGE 1. MORE THAN ONE PRINCIPAL USE ON THE SAME LOT. 2. SITE PLAN APPROVAL OR WAIVER MAY BE REQUESTED. 3. SIGN 24 SF EXCEEDS THE MAX OF 12 SF - C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

FEBRUARY

Granting Use Variance approval and Site Plan Waiver re: **EMR EASTERN, LLC – 1605 THORN STREET – BLOCK: 1386 LOT: 1.01 – VEHICLE SALE**

Granting Use Variance approval and Site Plan Waiver re: **CHRISTIAN CASTILLO - 2802-2832 BUREN AVENUE BLOCK: 899 LOT: 6 – AUTO REPAIR & PARTS**

Granting Bulk Variance approval re: **ELVIS NUNEZ – 687 JEFFERSON STREET – BLOCK: 538 LOT: 7 - DUPLEX**

Granting Non-Conforming Use re: **LEODAN BARANCA VILLA – 421 LANSDOWNE AVENUE – BLOCK: 342 LOT: 117 – SINGLE FAMILY DWELLING**

Granting Non-Conforming Use re: **REAL PORTFOLIO 16, LLC – 436 LIBERTY STREET - BLOCK: 335 LOT: 88 – SINGLE FAMILY DWELLING**

Granting Use Variance and Bulk Variance approval re: **CHANA KANELSKY – 108 E. STATE STREET – BLOCK: 1144 LOT: 22 – DUPLEX**

Granting Use Variance and Bulk Variance approval re: **YEHUDA KANELSKY - 3314 ROSEDALE AVENUE BLOCK: 1038 LOT: 4 - THREE-FAMILY DWELLING**

Granting Use Variance and Bulk Variance approval re: **YACHIEL WINFIELD – 110 S. 33RD STREET – BLOCK: 1057 LOT:3 - THREE-FAMILY DWELLING**

Granting Use Variance approval re: **YACHIEL WINFIELD – 3009 MT EPHRAIM AVENUE – BLOCK:737 LOT: 5 - THREE-FAMILY DWELLING**

MARCH

Granting Use Variance approval and Site Plan approval re: **PSE&G - SPRUCE STREET, S. 3RD STREET & CHERRY STREET BLOCK: 237 LOT: 62, 64, 69, 76-80, 82, 84 & 117 – TEMPORARY CONSTRUCTION MATERIAL LAYDOWN AREA & CONSTRUCTION TRAILERS FOR BEAKER STATION**

Granting Use Variance and Bulk Variance approval and Site Plan approval re: **PSE&G – 900 & 942 LOCUST STREET – BLOCK: 237; 243 LOT: 55; 1 – ELECTRICAL BEAKER STATION**

Granting Non-Conforming Use re: **KENNETH CLARK – 609 BERKLEY STREET – BLOCK: 1408 LOT: 92 - DUPLEX**

Granting Bulk Variance approval re: **LONELL JENKINS – 775 RAMONA GONZALEZ STREET – BLOCK: 356 LOT: 66 - NEW CONSTRUCTION - DUPLEX**

Granting Bulk Variance approval re: **LONELL JENKINS – 801 - 803 PINE STREET – BLOCK: 357 LOT: 47 & 48 – NEW CONSTRUCTION - DUPLEX**

ADJOURNMENT