

**ZONING BOARD OF ADJUSTMENT  
REGULAR SCHEDULED MEETING OF MAY 5, 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 **Wednesday, April 30, 2025.**

**PUBLIC HEARING**

**APPROVAL OF MINUTES – MAY 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.

**NEW BUSINESS**

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

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

**IRVING MEDINA – 2630 FEDERAL STREET – BLOCK: 1168 LOT: 25**

PROPOSED A CANNABIS DISPENSERY 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – CANNABIS COMMITTEE/CITY COUNCIL APPROVAL IS NEEDED.

**AHMED CHEIKH – 640 – 642 PINE STREET – BLOCK: 295 LOT: 46**

PROPOSES A CONVENIENCES STORE – NO SIGNAGE PROPOSED. 1. APPLICANT MAY APPLY FOR INTERPRETATION. 2. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

**537 MARKET STREET PROPERTIES, LLC – 537 MARKET STREET - BLOCK: 119 LOT: 23**

PROPOSES A PHARMACY W/ (4) RESIDENTIAL UNITS 1. MULTI-FAMILY DWELLINGS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**VISION CAPITAL INVESTMENTS, LLC – 840 HADDON AVENUE - BLOCK: 365 LOT: 26**

PROPOSES CONVERSION FROM SFD TO DUPLEX 1. MIN LOT SIZE, LOT DEPTH & LOT WIDTH IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**JORDAN & JORDAN – 550--554 LINE STREET – BLOCK: 289 LOT: 8,9 & 10**

PROPOSES CONSTRUCTION OF THREE DUPLEXES 1. C-1 BULK VARIANCES ARE NEEDED FOR LOT WIDTH, LOT DEPTH, FRONT YARD, REAR YARD, SIDE YARD AND MAX IMPERVIOUS COVERAGE.

**BETTY TYSON – 411 PFEIFER STREET – BLOCK: 1244 LOT: 24**

PROPOSES A THREE-FAMILY DWELLING – 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. MIN LOT SIZE, MIN LOT WIDTH, LOT DEPTH & MIN AGGREGATE SIDE YARD IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**MOHAMMAD FARHAT – 807 SYLVAN STREET – BLOCK: 606 LOT: 24**

PROPOSES A DUPLEX. 1. MIN FRONT YARD, MIN AGGREGATE WIDTH OF SIDE YARD & MAX BUILDING COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**MITCHELL PROPERTIES, LLC – 555 CHESTNUT STREET – BLOCK: 323 LOT: 21**

PROPOSES A (9) UNIT APARTMENT BUILDING. 1. USE IS NOT PERMITTED (MULTI-FAMILY DWELLING) – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL MAY BE NEEDED.

**DWIGHT WARREN – 841 PRINCESS AVENUE – BLOCK: 365 LOT: 108 & 109**

PROPOSES A 8 FT FENCE AND ADDITIONAL PARKING SPACES ON VACANT LOTS FOR AUTO BUSINESS LOCATED AT 835 PRINCESS AVENUE

**ADOPTION OF RESOLUTIONS**

Denying Interpretation and Use Variance re: **TAREK TURNER – 796 LINE STREET – BLOCK: 353 LOT: 44 – A HOME-BASED BUSINESS – ASSEMBLING SPRINGS AND PARTS FOR FIREARMS**

Granting Non-Conforming Use re: **KING LUI LEGACY, LLC – 1309 PRINCESS AVENUE – BLOCK: 1294 LOT: 41 - A DUPLEX**

Granting Bulk Variance approval re: **THE PHOENIX DEVELOPMENT GROUP 850 & 852 WOODLAND AVENUE – BLOCK: 606 LOT: 18 & 89 - PROPOSES CONSTRUCTION OF (2) 3-STORY SINGLE-FAMILY DWELLINGS ON TWO VACANT LOTS**

Granting Bulk Variance approval and Site Plan Waiver re: **THE PHOENIX DEVELOPMENT GROUP – 454, 456 & 458 MECHANIC STREET – BLOCK:341 LOT: 69, 70 &71 - CONSTRUCTION OF (3) 3-STORY SINGLE-FAMILY DWELLINGS ON THREE VACANT LOTS**

Granting Use Variance approval and Site Plan Waiver re: **VIP INDUSTRIES – 1402 BROADWAY – BLOCK: 345 LOT: 20 - A BARBERSHOP**

Granting Bulk Variance approval re: **AIR HOMES II, LLC – 451 LINE STREET – BLOCK: 209 LOT: 43 - DUPLEX**

Granting Use Variance and Bulk Variance approval re: **NORTH SPEED AUTO REPAIR, LLC - 111 MAIN STREET – BLOCK: 38 LOT: 4 - A MECHANIC SHOP W/ 32 SF BANNER**

Granting Use Variance approval and Site Plan Waiver re: **VICTORIA REALTY – 523 N. 27<sup>TH</sup> STREET – BLOCK: 877 LOT: 3 - ADDITIONAL STORAGE CONTAINERS & THREE BAY GARAGE**

**ADJOURNMENT**