

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JUNE 2, 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 May 28, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – MAY 2025

NEW BUSINESS

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

PBCIP – 1359 PRINCESS AVENUE – BLOCK: 1294 LOT: 64

PROPOSES THE CONSTRUCTION OF A 2 STORY SINGLE FAMILY DWELLING.
1. LOT SIZE, LOT WIDTH, LOT DEPTH, FRONT YARD SETBACK, MIN AGGREGATE SIDE YARD, MIN. WIDTH SIDE YARD IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2.OFF-STREET PARKING IS NEEDED – 1.25 SPACES REQUIRED – C-1 BULK VARIANCE IS NEEDED.

KIMBERLY-NICOLE GROUP – SW LINE & 3RD STREET – BLOCK: 281 LOT: 24 & 23

PROPOSES AN EXISTING JUNKYARD 1. NJSA 40:55D – 68 LEGAL NON-CONFORMING USE RELIEF IS NEEDED.

THE PHOENIX DEVELOPMENT GROUP – 521 N. 2ND STREET – BLOCK: 48 LOT: 22

PROPOSES THE CONSTRUCTION OF A 3 STORY SINGLE FAMILY DWELLING.
1. MIN LOT DEPTH & MIN SIDE YARD IS DEFICIENT- C-1 BULK VARIANCE IS NEEDED. 2. MAX HEIGHT – D-1 USE VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED 1.25 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

**THE PHOENIX DEVELOPMENT GROUP – 523 N. 2ND STREET – BLOCK: 48
LOT: 23**

PROPOSES THE CONSTRUCTION OF A 3 STORY SINGLE FAMILY DWELLING.
1. MIN LOT DEPTH & MIN SIDE YARD IS DEFICIENT- C-1 BULK VARIANCE IS
NEEDED. 2. MAX HEIGHT – D-1 USE VARIANCE IS NEEDED. 3. OFF-STREET
PARKING IS NEEDED 1.25 SPACES NEEDED – C-1 BULK VARIANCE IS
NEEDED.

CSA IV, LLC – 506 BROADWAY - BLOCK: 1410 LOT: 3

PROPOSES 4-APARTMENTS 1. OFF-STREET PARKING IS NEEDED – 6 SPACES
NEEDED – C-1 BULK VARIANCE IS NEEDED.

CSA IV, LLC – 602-604 BROADWAY - BLOCK: 1419 LOT: 1

PROPOSES A DOCTOR’S OFFICE WITH 4 APARTMENTS 1. BULK VARIANCES
ARE NEEDED FOR SIDE & FRONT, MIN LOT SIZE AND LOT WIDTH ARE
DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. OFF-STREET
PARKING IS NEEDED – 6 SPACES NEEDED – C-1 BULK VARIANCE IS
NEEDED.

**PRIME CAPITAL MANAGEMENT, LLC – 1404 PRINCESS AVENUE – BLOCK: 1296
LOT: 38**

PROPOSES TO CONVERT A DUPLEX TO FOUR APARTMNTS 1. USE IS NOT
PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. MIN LOT WIDTH, DEPTH,
SIDE AREA & BUILDING COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS
NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – 5 SPACES NEEDED
– C-1 BULK VARIANCE IS NEEDED.

TERRY SMALL – 2000 BROADWAY – BLOCK: 500 LOT: 1

PROPOSES A DUPLEX. 1. LOT SIZE, WIDTH, DEPTH AND 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.

ADOPTION OF RESOLUTIONS

Denying non-conforming use re: **AHMED CHEIKH – 640 – 642 PINE STREET – BLOCK:
295 LOT: 46 – CONVENIENCE STORE**

Granting Non-Conforming Use re: **YOSEF ABED – 375 MARLTON AVENUE – BLOCK:
1256 LOT: 57 - DUPLEX**

Granting Use Variance and Bulk Variance approval re: **IRVING MEDINA – 2630 FEDERAL
STREET – BLOCK: 1168 LOT: 25 – CANNABIS DISPENSERY**

Granting Use Variance and Bulk Variance approval re: **537 MARKET STREET
PROPERTIES, LLC – 537 MARKET STREET - BLOCK: 119 LOT: 23 – PHARMACY
W/ 4 APARTMENTS**

Granting Bulk Variance approval re: **VISION CAPITAL INVESTMENTS, LLC – 840
HADDON AVENUE - BLOCK: 365 LOT: 26 - DUPLEX**

Granting Bulk Variance approval re: **JORDAN & JORDAN – 550--554 LINE STREET –
BLOCK: 289 LOT: 8,9 & 10 – CONSTRUCT THREE DUPLEXES**

Granting Use Variance and Bulk Variance approval re: **BETTY TYSON – 411 PFEIFER
STREET – BLOCK: 1244 LOT: 24 – THREE FAMILY DWELLING**

Granting Bulk Variance approval re: **MOHAMMAD FARHAT – 807 SYLVAN STREET –
BLOCK: 606 LOT: 24 - DUPLEX**

Granting Use Variance and Bulk Variance approval re: **MITCHELL PROPOERTIES, LLC – 555 CHESTNUT STREET – BLOCK: 323 LOT: 21 – 9 UNIT APARTMENT BUILDING – SITE PLAN APPROVAL IS NEEDED**

ADJOURNMENT