

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 4, 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 July 30, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – JULY 2025

OLD BUSINESS

MOLD SERVICE, LLC – 1446 BRADLEY AVENUE – BLOCK: 1295 LOT: 3
PROPOSES A THREE-FAMILY DWELLING 1. THREE-FAMILY DWELLINGS
ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET
PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. VARIANCES ARE
NEEDED FOR LOT SIZE, REAR, SIDE AND FRONT SETBACKS.

NEW BUSINESS

**MGR HOME IMPROVEMENTS, LLC – 435 MECHANIC STREET - BLOCK: 335 LOT:
129**

PROPOSES A SINGLE-FAMILY DWELLING. 1. NJSA 40:55D – 68 NON-
CONFORMING USE RELIEF IS NEEDED.

**MGR HOME IMPROVEMENTS, LLC – 452 MECHANIC STREET - BLOCK: 341 LOT:
68**

PROPOSES A SINGLE-FAMILY DWELLING. 1. NJSA 40:55D – 68 NON-
CONFORMING USE RELIEF IS NEEDED.

**MGR HOME IMPROVEMENTS, LLC – 457 MECHANIC STREET - BLOCK: 335 LOT:
121**

PROPOSES A SINGLE-FAMILY DWELLING. 1. NJSA 40:55D – 68 NON-
CONFORMING USE RELIEF IS NEEDED.

FLORENCE HOLDING GROUP, LLC – 2201-2227 S. 8TH STREET BLOCK: 604 LOT: 11, 30, 31, 38, 39, 97, 98, 100

PROPOSES A WARHOUSE 1. EXPANSION OF NON-CONFOMING USE – D-2 USE VARIANCE IS NEEDED. 2. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF MAY BE NEEDED. 3. SITE PLAN APPROVAL IS NEEDED.

EMR EASTERN, LLC – 1484 FERRY AVENUE – BLOCK: 280 LOT: 8, 16, 20, 22-23 BLOCK: 281 LOT: 25, 28, 31, 35, 35.01, 36, 36.01

PROPOSES A STORAGE & RECYCLING SCRAP METAL YARD. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF MAY BE NEEDED. 2. AMENDED SITE PLAN APPROVAL IS NEEDED.

EMR EASTERN, LLC – 1531 FERRY AVENUE – BLOCK: 216 LOT: 10

PROPOSES SCRAP OPERATIONS. 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

CSA IV, LLC – 1368 WALNUT STREET – BLOCK: 1267 LOT: 34

PROPOSES A WAREHOUSE. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

CSA IV, LLC – 1057-1059 EMPIRE AVENUE – BLOCK: 1267 LOT: 33

PROPOSES A WAREHOUSE. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

EE LUXURY PROPERTIES, LLC – 1244 EMPIRE AVENUE – BLOCK: 1272 LOT: 42

PROPOSES A DUPLEX. 1. LOT SIZE, WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCES ARE NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

ZAKI & BUSHRA SALEEM – 608 S. 5TH STREET – BLOCK: 211 LOT: 60

PROPOSES A DUPLEX. 1. LOT SIZE, WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCES ARE NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

436 MARLTON, LLC - 436 MARLTON AVENUE – BLOCK: 1180 LOT: 66

PROPOSES A DUPLEX. 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

ADOPTION OF RESOLUTIONS

JUNE

Granting Use Variance and Bulk Variance approval and Site Plan Waiver re: **DWIGHT WARREN – 841 PRINCESS AVENUE – BLOCK: 365 LOT: 108 & 109 – PARKING LOT & 8' FENCE**

Granting Bulk Variance approval re: **PBCIP – 1359 PRINCESS AVENUE – BLOCK: 1294 LOT: 64**

Granting Non-Conforming Use re: **KIMBERLY-NICOLE GROUP – SW LINE & 3RD STREET – BLOCK: 281 LOT: 24 & 23 – RECYCLING YARD**

Granting Use Variance and Bulk Variance approval re: **THE PHOENIX DEVELOPMENT GROUP – 521 N. 2ND STREET – BLOCK: 48 LOT: 22- CONSTRUCT SINGLE FAMILY DWELLING**

Granting Use Variance and Bulk Variance approval re: **THE PHOENIX DEVELOPMENT GROUP – 523 N. 2ND STREET – BLOCK: 48 LOT: 23 - CONSTRUCT SINGLE FAMILY DWELLING**

Granting Bulk Variance approval re: **CSA IV, LLC – 506 BROADWAY - BLOCK: 1410 LOT: 3 – 4-APARTMENTS**

Granting Bulk Variance approval re: **CSA IV, LLC — 602-604 BROADWAY - BLOCK: 1419 LOT: 1 – DOCTOR OFFICE W/ 4 APARTMENTS**

Granting Bulk Variance approval re: **TERRY SMALL – 2000 BROADWAY – BLOCK: 500 LOT: 1 – DUPLEX**

JULY

Granting Interpretation re: **CANNABISTA, LLC – 2035 ADMIRAL WILSON BLVD – BLOCK: 1221 LOT: 3 – CANNABIS RETAIL FACILITY**

Granting Use Variance and Bulk Variance approval re: **THE PHOENIX DEVELOPMENT GROUP – 1401 – 1403 PRINCESS AVENUE – BLOCK: 1297 LOT: 54 – FIVE APARTMENTS**

Granting Non-Conforming Use re: **GH24 HOLDINGS, LLC – 363 BOYD STREET - BLOCK: 1246 LOT: 84 - DUPLEX**

Granting Non-Conforming Use re: **ZAFAR IQBAL JANJUA – 1446 S. 4TH STREET – BLOCK: 342 LOT: 112 – SINGLE FAMILY DWELLING**

Granting Use Variance and Bulk Variance approval re: **RED SQUARE INNOVATIONS, LLC – 1194 ATLANTIC AVENUE - BLOCK: 1326 LOT: 64 – COMMERCIAL STORE FRONT W/ (3) APARTMENTS**

Granting Bulk Variance approval re: **CIRO HILDAGO – 1047 N 23RD STREET – BLOCK: 852 LOT: 9 – DUPLEX**

ADJOURNMENT