

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 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 July 1, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – JUNE 2025

NEW BUSINESS

CANNABISTA, LLC – 2035 ADMIRAL WILSON BLVD – BLOCK: 1221 LOT: 3
PROPOSES CONSTRUCTION OF A 1 STORY CANNABIS RETAIL FACILITY. 1
APPLICANT MAY APPLY FOR AN INTERPRETATION.

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

PROPOSES A FUNERAL HOME W/ 12’ 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.

**THE PHOENIX DEVELOPMENT GROUP – 1401 – 1403 PRINCESS AVENUE –
BLOCK: 1297 LOT: 54**

PROPOSES TO CONVERT A CHURCH TO (5) APARTMENTS 1. MULTI-FAMILY
UNITS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN
APPROVAL IS NEEDED. 3. BULK VARIANCE APPROVALS ARE NEEDED FOR
MAX. IMPERVIOUS COVERAGE, REAR, SIDE AND FRONT YARDS,
AGREGATE SIDE YARD, LOT DEPTH AND MIN. LOT WIDTH – C-1 BULK
VARIANCE IS NEEDED FOR EACH.

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.

GH24 HOLDINGS, LLC – 363 BOYD STREET - BLOCK: 1246 LOT: 84

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

HENSTAR HOMES, LLC – 2770 THOMPSON STREET – BLOCK: 919 LOT: 30

PROPOSES A FOUR FAMILY DWELLING AND 2-STORY FRONT YARD ADDITION AND DRIVEWAY. 1. USE IS NOT PERMITTED (4) UNITS – D-1 USE VARIANCE IS NEEDED. 2. FRONT YARD SEBACK IS DEFICIENT- C-1 BULK VARIANCE IS NEEDED. 3. CITY COUNCIL APPROVLAL IS NEEDED FOR DRIVEWAY. 4. SITE PLAN WAIVER MAY BE NEEDED,

ZAFAR IQBAL JANJUA – 1446 S. 4TH STREET – BLOCK: 342 LOT: 112

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

RED SQUARE INNOVATIONS, LLC – 1194 ATLANTIC AVENUE - BLOCK: 1326 LOT: 64

PROPOSES A STORE FRONT WITH THREE APARTMENTS AND EXISTING 1-CAR GARAGE. 1. THREE UNITS ARE NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

CIRO HILDGO – 1047 N 23RD STREET – BLOCK: 852 LOT: 9

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.

ADOPTION OF RESOLUTIONS

MAY

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**

JUNE

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**

JULY

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 – 1368 WALNUT STREET- BLOCK: 1267 LOT: 34 – DOCTOR OFFICE W/ 4 APARTMENTS**

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

ADJOURNMENT