

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF SEPTEMBER 15, 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 **Thursday, September 11, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – AUGUST 2025

NEW 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.

CLOUD 9 LUXE WATERFRONT SKY LOUNGE – 10 DELAWARE AVENUE – BLOCK:14.01 LOT: 2

PROPOSES A ROOFTOP EVENT SPACE / LOUNGE. 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

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

PROPOSES A FOUR-FAMILY DWELLING – 2 STORY FRONT YARD ADDITION FOR RESIDENTIAL USE. 1. USE IS NOT PERMITTED 4 APARTMENTS – D-1 USE VARIANCE IS NEEDED. 2. FRONT YARD SETBACK IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 4. CITY COUNCIL APPROVAL IS NEEDED FOR DRIVEWAY. 5. SITE PLAN WAIVER MAY BE NEEDED.

VISION CAPITAL INVESTMENTS, LLC – 568 PFEIFFER STREET – BLOCK: 1254 LOT: 38

PROPOSES A CHANGE FROM DUPLEX TO THREE-FAMILY DWELLING WITH REAR THREE STORY ADDITION. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT SIZE, WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

BUCKNOR’S PROPERTY – 1532 BAIRD BLVD – BLOCK: LOT: 106

PROPOSES A DUPLEX – LOT SIZE, WIDTH 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.

CEDRIC JONES – 1301 DECATUR STREET – BLOCK: 1367 LOT: 69

PROPOSES A COMMERCIAL STORE FRONT W/ (2) APARTMENTS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED – SITE PLAN APPROVAL MAY BE NEEDED.

ADOPTION OF RESOLUTIONS

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**

AUGUST

Denying Bulk Variance re: **EE LUXURY PROPERTIES, LLC – 1244 EMPIRE AVENUE – BLOCK: 1272 LOT: 42 - DUPLEX**

Granting Use Variance and Bulk Variance approval re: **MOLD SERVICE, LLC – 1446 BRADLEY AVENUE – BLOCK: 1295 LOT: 3 – THREE FAMILY DWELLING**

Granting Non-Conforming Use re: **MGR HOME IMPROVEMENTS, LLC – 435 MECHANIC STREET - BLOCK: 335 LOT: 129 – SINGLE FAMILY DWELLING**

Granting Non-Conforming Use re: **MGR HOME IMPROVEMENTS, LLC – 452 MECHANIC STREET - BLOCK: 341 LOT: 68 -- SINGLE FAMILY DWELLING**

Granting Non-Conforming Use re: **MGR HOME IMPROVEMENTS, LLC – 457 MECHANIC STREET - BLOCK: 335 LOT: 121 - SINGLE FAMILY DWELLING**

Granting Non-Conforming Use and Site Plan Approval re: **FLORENCE HOLDING GROUP, LLC – 2201-2227 S. 8TH STREET BLOCK: 604 LOT: 11, 30, 31, 38, 39, 97, 98, 100 - WAREHOUSE**

Granting Non-Conforming Use and Site Plan Approval re: **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 – STORAGE AND RECYLING SCRAP AND METAL - CONSTRUCT A PROCESSING BUILDING ADDITION**

Granting Non-Conforming Use and Site Plan Approval re: **EMR EASTERN, LLC – 1531 FERRY AVENUE – BLOCK: 216 LOT: 10 – PEDDLER YARD FOR RECYCLED SCRAP AND METALS – CONSTRUCT A BUILDING ADDITION**

Granting Non-Conforming Use re: **CSA IV, LLC – 1368 WALNUT STREET – BLOCK: 1267 LOT: 34 - WAREHOUSE**

Granting Non-Conforming Use re: **CSA IV, LLC – 1057-1059 EMPIRE AVENUE – BLOCK: 1267 LOT: 33 - WAREHOUSE**

Granting Bulk Variance approval re: **ZAKI & BUSHRA SALEEM – 608 S. 5TH STREET – BLOCK: 211 LOT: 60 - DUPLEX**

Granting Non-Conforming Use re: **436 MARLTON, LLC - 436 MARLTON AVENUE – BLOCK: 1180 LOT: 66 - DUPLEX**

CLOSED SESSION TO DISCUSS PENDING LITIGATION

ADJOURNMENT