

ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF NOVEMBER 3, 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, October 28, 2025**.

PUBLIC HEARING

APPROVAL OF MINUTES – OCTOBER 2025

OLD BUSINESS

TELCO GROUP, LLC – 2730 MITCHELL STREET – BLOCK:1092 LOT: 25

PROPOSES AN INDOOR BATTING CAGE FACILITY. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. OFF-STREET PARKING IS NEEDED – PARKING PLAN IS NEEDED.

TELCO GROUP, LLC – 2733 SAUNDERS STREET – BLOCK:1092 LOT: 69

PROPOSES PRIVATE OFFICES. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL MAY BE NEEDED. 3. OFF-STREET PARKING IS NEEDED 3. INTERPRETATION IS ALSO RECOMMENDED IN LIEU OF #1 AND #2.

NEW BUSINESS

MGR HOME IMPROVEMENT, LLC – 455 MECHANIC STREET – BLOCK: 335 LOT: 122

PROPOSES A SINGLE-FAMILY DWELLING. 1. NJS 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

ALIPAZ, LLC – 361 MARLTON AVENUE – BLOCK: 1256 LOT: 51

PROPOSES A DUPLEX. 1. NJS 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

AL-DUHA ENTERPRISES, LLC – 1759 S. 4TH STREET BLOCK: 472 LOT: 30

PROPOSES A DUPLEX. 1. LOT SIZE, WIDTH AND LOT DEPTH IS DEFICIENT –

C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

SEPTEMBER

Granting Use Variance and Preliminary Site Plan Approval re: CLOUD 9 LUXE WATERFRONT SKY LOUNGE – 10 DELAWARE AVENUE – BLOCK:14.01 LOT: 2 – SKY LOUNGE

Granting Use Variance and Bulk Variance approval and Site Plan Waiver re: HENSTAR HOMES, LLC – 2770 THOMPSON STREET – BLOCK: 919 LOT: 30 – FOUR RESIDENTIAL DWELLINGS – NEW CONSTRUCTION

Granting Use Variance and Bulk Variance approval re: VISION CAPITAL INVESTMENTS, LLC – 568 PFEIFFER STREET – BLOCK: 1254 LOT: 38 – THREE APARTMENTS W/ ADDITION – NEW CONSTRUCTION

Granting Bulk Variance approval re: BUCKNOR'S PROPERTY – 1532 BAIRD BLVD – BLOCK: LOT: 106 – DUPLEX WITH 2ND FLOOR DECK AND 6' FENCE

Granting Use Variance and Bulk Variance approval and Site Plan Waiver re: CEDRIC JONES – 1301 DECATUR STREET – BLOCK: 1367 LOT: 69 – RETAIL SPACE W/ (2) APARTMENTS

OCTOBER

Granting Non-Conforming Use approval re: MARY M. KIRK – 600 N. 7TH STREET – BLOCK: 793 LOT: 61 – BARBERSHOP W/ APARTMENT

Granting Non-Conforming Use approval re: ELEIRY MATIAS – 1505 KENWOOD AVENUE – BLOCK: 1299 LOT: 39 – GROCERY STORE W/ APARTMENT

Granting Use Variance and Bulk Variance approval re: MICHAEL ABANYIE – 2961 YORKSHIP SQ – BLOCK: 685 LOT: 1 – PHOTOGRAPHY STUDIO ABOVE DOCTORS OFFICE

Granting Use Variance and Site Plan Waiver re: HOPE COMMUNITY OUTREACH SERVICES – 1299 MORTON STREET – BLOCK: 1345 LOT: 125.1 – SECOND FLOOR (8) ROOM - ROOMING HOUSE ABOVE EXISTING CHURCH W/ FOOD PANTRY

Granting Non-Conforming Use approval re: GAMAL HAMED – 1750-1754 FILMORE STREET – BLOCK: 476 LOT: 74 – PALLET COMPANY

Granting Non-Conforming Use approval re: JOSEFINA HENRIQUEZ – 442 PFEIFFER STREET – BLOCK: 1245 LOT: 159 - DUPLEX

Amended - Granting Bulk Variance approval re: ARTHUR AVENUE DEVELOPMENT COMPANY, LLC – 2810 ARTHUR AVENUE BLOCK: 965 LOT: 32 - CONSTRUCT DUPLEX

Amended - Granting Bulk Variance approval re: ARTHUR AVENUE DEVELOPMENT COMPANY, LLC – 2812 ARTHUR AVENUE BLOCK: 965 LOT: 33 – CONSTRUCT DEPLEX

ADJOURNMENT

