

**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. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

**ALIPAZ, LLC – 361 MARLTON AVENUE – BLOCK: 1256 LOT: 51**  
PROPOSES A DUPLEX. 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

**AL-DUHA ENTERPRISES, LLC – 1759 S. 4<sup>TH</sup> 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 2<sup>ND</sup> 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. 7<sup>TH</sup> 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**

