

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 6, 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 1, 2025.**

PUBLIC HEARING

APPROVAL OF MINUTES – SEPTEMBER 2025

NEW BUSINESS

MARY M. KIRK – 600 N. 7TH STREET – BLOCK: 793 LOT: 61

PROPOSES A BARBERSHOP W/ 2ND FL APARTMENT 1. NJSA 40:55D – 68 NON-CONFORMING USE RELIEF IS NEEDED.

ELEIRY MATIAS – 1505 KENWOOD AVENUE – BLOCK: 1299 LOT: 39

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

MICHAEL ABANYIE – 2961 YORKSHIP SQ – BLOCK: 685 LOT: 1

PROPOSES A SECOND FLOOR PHOTOGRAPHY STUDIO. 1. TWO PRINCIPAL USES ON THE SAME LOT. 1. D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – APPLICANT MUST DEMONSTRATE OFF-STREET PARKING.

**ARTHUR AVENUE DEVELOPMENT COMPANY, LLC – 2810 ARTHUR AVENUE
BLOCK: 965 LOT: 32**

PROPOSES CONSTRUCTION OF A DUPLEX. 1. LOT WIDTH, LOT AREA, SIDE YARD, MIN AGGREGATE, MIN SIDE YARDS DEFICIENT – C-1 BULK VARIANCES NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**ARTHUR AVENUE DEVELOPMENT COMPANY, LLC – 2812 ARTHUR AVENUE
BLOCK: 965 LOT: 33**

PROPOSES CONSTRUCTION OF A DUPLEX. 1. LOT WIDTH, LOT AREA, SIDE YARD, MIN AGGREGATE, MIN SIDE YARDS DEFICIENT – C-1 BULK VARIANCES NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

**HOPE COMMUNITY OUTREACH SERVICES – 1299 MORTON STREET – BLOCK:
1345 LOT: 125.1**

PROPOSES A CHURCH AND FOOD PANTRY W/ SECOND FLOOR ROOMING HOUSE (8) ROOMS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. SITE PLAN APPROVAL MAY BE NEEDED.
DEED HAS BEEN CONSOLIDATED

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.

GAMAL HAMED – 1750-1754 FILMORE STREET – BLOCK: 476 LOT: 74

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

JOSEFINA HENRIQUEZ – 442 PFEIFFER STREET – BLOCK: 1245 LOT: 159

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

ADJOURNMENT