

ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF DECEMBER 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, December 11, 2025**.

PUBLIC HEARING

APPROVAL OF MINUTES – NOVEMBER 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

TRIPLEX AUTO GROUP - 901-909 N. 3RD STREET – BLOCK: 237 LOT: 70
PROPOSES AN AUTO SERVICE STATION; AUTO REPAIR, AUTOBODY AND AUTO SALE

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

MOLD SERVICES, LLC – 309 MT VERNON STREET – BLOCK: 246 LOT: 94
PROPOSES 4 APARTMENTS. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT SIZE, WIDTH & DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. OFF-STREET PARKING IS NEEDED – 5 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

BANO PROPERTIES, LLC – 418 MARLTON AVENUE – BLOCK: 1180 LOT: 59
PROPOSES A DUPLEX. 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

PEDRO RODRIGUEZ – 120 N. 33RD STREET – BLOCK: 1026 LOT: 26
INSTALLATION OF A GARAGE FOR AUTO REPAIR USE ON THE SAME LOT AS A SINGLE-FAMILY DWELLING. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

ADOPTION OF RESOLUTIONS

Amended - Granting Use Variance, Bulk Variance Approval, Subdivision and Preliminary and Final Site Plan Approval re: PBCIP – 1206, 1208 WALNUT STREET; 919, 1015, 1023, 1025 PRINCESS AVE; 1500 BAIRD BLVD; 1463 KENWOOD AVE – BLOCK: 1268 LOTS: 8, 7, 49, 53, 54; BLOCK: 365 LOT: 6; BLOCK: 1274 LOT: 14; BLOCK: 1299 LOT: 25 – SCATTERED SITE RESIDENTIAL DEVELOPMENT

Granting Bulk Variance approval re: AL-DUHA ENTERPRISES, LLC – 1759 S. 4TH STREET – BLOCK: 472 LOT: 30 – DUPLEX

Granting Non-Conforming Use approval re: MGR HOME IMPROVEMENT, LLC – 455 MECHANIC STREET – BLOCK: 335 LOT: 122 – SINGLE FAMILY DWELLING

APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2026

CLOSED SESSION TO DISCUSS PENDING LITIGATION

ADJOURNMENT