

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF MARCH 2, 2026– 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Guy Still, Vice Chairman
Karen Merricks
Ysabel Nunez
Alicia Rivera
Ursula Moss
Yaniece Spencer
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, February 25, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

January 5, 2026
February 18, 2026

NEW BUSINESS

FAUSTINO HENRIQUEZ – 444 PFEIFFER STREET – BLOCK: 1245 LOT: 160
PROPOSES A DUPLEX -1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

FAUSTINO HENRIQUEZ – 506 PFEIFFER STREET - BLOCK: 1254 LOT: 30
PROPOSES A DUPLEX 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

KYOKO JONES – 312 MECHANIC STREET – BLOCK: 278 LOT: 60
PROPOSES A SINGLE-FAMILY DWELLING - 1. NJSA 40:55-D 68 LEGAL NON-CONFORMING USE IS NEEDED.

MOLD SERVICE, LLC – 318 CLINTON STREET – BLOCK: 161 LOT: 12
PROPOSES A DUPLEX. 1. LOT SIZE AND WIDTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING OR C-1 BULK VARIANCEC IS NEEDED.

MOLD SERVICE, LLC – 526 COOPER STREET – BLOCK: 119 LOT: 8

PROPOSES A THREE-FAMILY DWELLING 1. USE IS NOT PERMITTED – INTERPRETATION OF D-1 USE VARIANCE IS NEEDED. 2. CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

AIR HOMES, LLC – 2851 TUCKAHOE RD – BLOCK: 657 LOT: 11

PROPOSES CONVERT SFD TO TRIPLEX AND GARAGE INTO A DUPLEX 1. REDEVELOPMENT PLAN MAY BE NEEDED. **FAIRVIEW REDEVELOPMENT PLAN**

AHMED CHEIKH – 640-642 PINE STREET – BLOCK: 295 LOT: 46

PROPOSES A GROCERY STORE WITH (3) SIGNS 120 SF. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. SIZE OF SIGN EXCEEDS 12 SF C-1 BULK VARIANCE IS NEEDED. 3. NUMBER OF SIGNS EXCEEDS THE MAX OF (2) SIGNS - C-2 BULK VARIANCE IS NEEDED. 4. OFF-STREET PARKING MAY BE NEEDED – C-1 BULK VARIANCE IS NEEDED.

GLOBAL FUTURE ENTERPRISES, LLC – 1826 PERSHING STREET – BLOCK: 1368 LOT: 16

PROPOSES A THREE-FAMILY DWELLING – USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 3.75 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

JERMAINE HATCHER – 508 STATE STREET – BLOCK: 771 LOT: 11

PROPOSES A (5) ROOM - ROOMING HOUSE 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

RICHARD STEWART – 135 N. 28TH STREET – BLOCK: 1094 LOT: 20

ADDITIONAL BEDROOM IN THE ATTIC OF AN EXISTING DUPLEX 1. ADDITIONAL BEDROOM WILL INCREASE PARKING REQUIREMENTS – C-1 BULK VARIANCE IS NEEDED.

RODERICK WIZZART – 346 JACKSON STREET BLOCK: 462 LOT: 25

PROPOSES A DUPLEX – LOT SIZE WIDTH AND DEPTH ARE 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.

ADJOURNMENT