

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING OF MARCH 18, 2026 – 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 **Friday, March 13, 2026.**

PUBLIC HEARING

NEW BUSINESS

DUNAMIS LIFE CHURCH – 1300 THURMAN STREET – BLOCK: 1350 LOT: 11
PROPOSES INSTALLATION OF TWO SHEDS WITH ELECTRIC UPGRADES AT AN EXISTING CHURCH. 1. SHED #1 FRONTAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. SHED #2 SIDE SETBACK IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

254 TAVISTOCK. LLC – 1809 BROADWAY BLOCK: 480 LOT: 26
PROPOSES A DUPLEX. 1. SITE PLAN APPROVAL IS NEEDED FOR CHANGE OF USE.

RAE ENTERPRISES, LLC - 1404 PRINCESS AVE – BLOCK: 1296 LOT: 38
PROPOSES A TRIPLEX 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. LOT DEPTH, SIZE, WIDTH AND MAX BUILD. COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH.

EDDIE VAZQUEZ MORALES – 1138 LAKESHORE DRIVE – BLOCK: 636 LOT: 35
PROPOSES A HANDICAP RAMP AND PORCH ROOFTOP. 1. RAMP ON THE LEFT SIDE OF DEFICIENT AND MAY NOT BE PERMITTED IN THE FRONT YARD – 870 – 189 (C)

ADOPTION OF RESOLUTIONS

Granting Bulk Variance approval re: **GLASSY BROWN COOKIES – 1250 HADDON AVENUE – BLOCK: 1294 LOT: 11 – CONCRETE INSTALLATION REAR YARD OF BAKERY**

ADJOURNMENT