

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING OF JUNE 30, 2026 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

AMENDED

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 **Tuesday June 30, 2026.**

PUBLIC HEARING

NEW BUSINESS

**PINE STREET VENTURES, LLC – 1301 HADDON AVENUE – BLOCK: 1322 LOT: 55
PROPOSE TO CONSTRUCT MULTI-FAMILY AFFORDABLE HOUSING UNITS. 1.
USE VARIANCE (CHANGE IN DENSITY FROM 51-58 UNITS).
APPLICANT WILL RETURN FOR AMENDED PRELIMINARY AND FINAL
SITE PLAN APPROVAL**

ADOPTION OF RESOLUTIONS

**Granting Bulk Variance approval re: MAGIC PROTECTION, LLC – 941 NEWTON
AVENUE – BLOCK: 309 LOT: 81 - DUPLEX**

**Granting Bulk Variance approval re: PARK NORRIS, LLC – 1175 HADDON AVEUNUE
BLOCK: 1314 LOT:44 -DUPLEX**

**Granting Bulk Variance approval re: PARK NORRIS, LLC – 1627 NORRIS STREET
BLOCK: 1356 LOT: 172 - DUPLEX**

**Denying Use and Bulk Variance re: MARIA MORAN – 117 N. 34TH STREET - BLOCK:
1026 LOT: 39 – APARTMENT W/ ROOMING/ BOARDING ON THE SECOND FLOOR**

**Denying Use and Bulk Variance re: UNITED LATIN COALITION INVESTMENT
GROUP CIG NUMBER 9-8064703 LAND TRUST – 1112 JACKSON STREET – BLOCK:
447 LOT: 80 – ROOMING HOUSE**

Granting Non-Conforming Use re: JACKIEA BROOKS – 937 N. 4TH STREET – BLOCK: 22 LOT: 132 – SALON/BARBERSHOP

Granting Use and Bulk Variance approval and Site Plan Waiver re: JOSE NUNEZ – 3718 WESTFIELD AVENUE – BLOCK: 1031 LOT: 5 – TRIPLEX

Granting Use Variance Approval re: PINE STREET VENTURES, LLC – 1301 HADDON AVENUE – BLOCK: 1322 LOT: 55 – MULTI-FAMILY AFFORDABLE HOUSING UNITS (CHANGE IN DENSITY FROM 51-58 UNITS)

ADJOURNMENT