

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF JULY 6, 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, July 1, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

JUNE 2026

OLD BUSINESS

QUINCEY AVENUE IVESTMENTS, LLC – 1260 MECHANIC STREET – BLOCK: 1330 LOT: 21

PROPOSES A DUPLEX. 1. LOT SIZE WIDTH AND BUILDING COVERAGE IS DEFICIENT. 1. C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

NEW BUSINESS

JONATHAN GABAY – 640-642 PINE STREET - BLOCK: 295 LOT: 46

PROPOSES A DELI WITH A MANAGEMENT OFFICE AND SECOND FLOOR APARTMENT. 1. USE IS NOT PERMITTED – D -1 USE VARIANCE IS NEEDED. 2. OFF-STREET - PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 3. INTERIOR FLOOR PLANS ARE REQUIRED; APPLICANT SHOULD CLEARLY INDICATE HOW THE DELI USE IS DIFFERENT FROM THE PREVIOUS DENIAL.

HOLTEC TECHNOLOGY CENTER, LLC – 2500 BROADWAY AKA 1 HOLTEC BLVD – B: 455 L:1, B: 457 L: 16

PROPOSES EXPANSION AND IMPROVEMENTS TO AN EXISTING MANUFACTURING AND WAREHOUSING FACILITY. 1. USE VARIANCE IS NEEDED FOR HEIGHT. 2. BULK VARIANCES ARE NEEDED 3. PRELIMINARY & FINAL SITE PLAN AND WAIVERS ARE NEEDED.

LONG BAY III, LLC – 1334 PRINCESS AVENUE – BLOCK: 1293 LOT: 84

PROPOSES A DUPLEX – 1 LOT COVERAGE IS DEFICIENT – C-1 BULK VARIANCE IS NEEDED.

VISION CAPITAL INVESTMENTS, LLC – 715 WALNUT STREET – BLOCK: 379 LOT: 137

PROPOSES A TRIPLEX. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. LOT AREA WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 3. REAR AND SIDE YARDS ARE DEICIENT- C-1 BULK VARIANCE IS NEEDED FOR EACH. 4. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 5. SITE PLAN APPROVAL IS NEEDED.

JUAN C. HERNANDEZ – 1128 HADDON AVENUE – BLOCK: 1289 LOT: 13

PROPOSES SALE, INSTALLATION AND DISTRIBUTION OF VEHICLE ACCESSORIES. 1. APPLICANT MUST DEMONSTRATE OFF-STREET PARKING FOR INSTALLATION OF VEHICLE ACCESSORIES AND ELECTRONIC SYSTEMS – OFF-STREET PARKING IS NEEDED. 2. THE 47 SF SIGN EXCEEDS THE MAX SIZE OF 24 SF – C-1 BULK VARIANCE IS NEEDED.

ANTONIO M. DURAN – ARCENIA – 1243 LIBERTY STREET – BLOCK: 1320 LOT: 48

PROPOSES A DUPLEX 1. LOT SIZE AND WIDTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING IS NEEDED. C-1 BULK VARIANCE IS NEEDED.

ROCKY THACH 2760 FEDERAL STREET – BLOCK: 1123 LOT: 17

PROPOSES A ROOMING HOUSE ABOVE EXISTING NAIL SALON 1. SECOND FLOOR ROOMING HOUSE IS NOT PERMITTED - D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – 2.50 SPACES NEEDED – C-1 BULK VARIANCE IS NEEDED.

MOLD SERVICE. LLC – 646 S. 3RD STREET – BLOCK: 169 LOT: 83

PROPOSES A DUPLEX. 1. LOT AREA, WIDTH, FRONT, SIDE YARD AND IMPERVIOUS COVERAGE – C-1 BULK VARIANCE IS NEEDED FOR EACH. 2. OFF-STREET PARKING - C-1 BULK VARIANCE IS NEEDED.

MOLD SERVICE. LLC – 1715 S. BROADWAY – BLOCK: 474 LOT: 15

PROPOSES A QUADPLEX 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. DEMONSTRATE OFF-STREET PARKING – C-1 BULK VARIANCE IS NEEDED. 3. SITE PLAN APPROVAL OR WAIVE IS NEEDED. 4. HPC APPROVAL IS NEEDED FOR ANY EXTERIOR IMPROVEMENTS.

JOSHUA’S HOME REMODELING, LLC – 939 PENN STREET – BLOCK: 106 LOT: 22

PROPOSES TO CONSTRUCT A DUPLEX 1. LOT AREA, WIDTH FRONT AND REAR YARD DEFICIENT – C-1 BULK VARIANCE IS NEEDED FOR EACH.

ADOPTION OF RESOLUTIONS

Granting Non-Conforming Use re: NAILA GUL, SARFRAZ AHMED & IMRAN KHAN – 425 ATLANTIC AVENUE -BLOCK: 341 LOT: 90 – SINGLE FAMILY DWELLING

Granting Non-Conforming Use re: ZAN PROPERTIES, LLC – 1068 KAIGHN AVENUE BLOCK: 410 LOT: 1 – 4 COMMERCIAL UNITS W/4 RESIDENTIAL APARTMENTS

Granting Non-Conforming Use re: ROGER D. MADRIGAL – 733 N. 25TH STREET – BLOCK: 873 LOT: 16 - AUTO REPAIR

Granting Bulk Variance approval re: DOCK BROWN – 1128 CARL MILLER BLVD – BLOCK: 562 LOT: 5 - DUPLEX

Granting Non-Conforming Use re: RJJ BROTHERS, INC. – 938 N. 3RD STREET – BLOCK: 22 LOT: 67 – BAR/LOUNGE

**Granting Bulk Variance approval re: EDDIE VAZQUEZ MORALES – 1138
LAKESHORE DRIVE -BLOCK: 636 LOT: 35 – HANDICAP RAMP AND ROOFTOP
OVER PORCH**

**Denying Use and Bulk Variance re: RAYE ANN QUARCOOPOME – 643 STATE
STREET – BLOCK: 776 LOT: 56 – ROOMING HOUSE**

ADJOURNMENT