

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF AUGUST 3, 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 29, 2026.**

PUBLIC HEARING

APPROVAL OF MINUTES

JUNE 30, 2026
JULY 6, 2026

NEW BUSINESS

L'TANYA BROOKS - 1255-1257 EMPIRE AVENUE – BLOCK: 1273 LOT: 76
PROPOSES 4 FT RIBBED STEEL FENCE ALONG THE FRONT AND SIDE. 1. HPC APPROVAL IS NEEDED – HISTORIC OVERLAY. 2. DETAILS OF FENCE MUST BE PROVIDED AS THERE IS AN ALLEY BEHIND THE PROPERTY. 3. SOLID FENCE IS NOT PERMITTED ALONG PUBLIC RIGHT – OF -WAY – C-1 BULK VARIANCE IS NEEDED.

THE MICHAELS ORGANIZATION – WS BDWY-WINSLOW/JEFFERSON – BLOCK: 497 LOT: 20
PROPOSES 34 RESIDENTIAL UNITS IN THREE TOWNHOUSE STYLE BUILDINGS. 1. USE, HEIGHT AND DENSITY – D-1 USE VARIANCE IS NEEDED FOR EACH. 2. OTHER BULK VARIANCES ARE REQUIRED. 3. SITE PLAN APPROVAL IS NEEDED.

CSA IV, LLC – 719-725 BROADWAY – BLOCK: 284 LOT: 22,23,25 & 94
PROPOSES RETAIL ON THE FIRST FLOOR W/ (9) RESIDENTIAL APARTMENTS. 1. AMENDMENT TO THE REDEVELOPMENT PLAN IS NEEDED AN MULTI-FAMILY DWELLINGS ARE NOT PERMITTED IN ZONE.

CSA IV, LLC – 530-532 ROYDEN STREET – BLOCK: 212 LOT: 66 & 67

PROPOSES A STAND-ALONE PARKING LOT IN CONNECTION TO THE PROPOSAL AT 719-725 BROADWAY. 1. PROPOSED STAND-ALONE PARKING LOT - D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

CSA IV, LLC – 606 S. BROADWAY – BLOCK: 1419 LOT: 3

PROPOSES A TRIPLEX – CHANGE OF USE – SITE PLAN APPROVAL IS NEEDED.

CSA IV, LLC – 601 ST JOHN STREET – BLOCK: 1419 LOT: 7

PROPOSES A STAND-ALONE PARKING LOT IN CONNECTION TO THE PROPOSAL AT 606. S. BROADWAY. 1. PROPOSED STAND-ALONE PARKING LOT - D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

TANIESHA WILSON – 751 CHESTNUT STREET – BLOCK: 389 LOT: 62

PROPOSES A 4 UNIT APARTMENT BUILDING. 1. D-1 USE VARIANCE IS NEEDED. 2. SITE PLAN APPROVAL IS NEEDED.

HOLDING 12, LLC – 10 N 27TH STREET – BLOCK: 1113 LOT: 18

PROPOSES A DUPLEX. 1. LOT AREA, WIDTH AND DEPTH ARE DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

JONATHAN GABAY – 784 WALNUT STREET - BLOCK: 382 LOT:2

PROPOSES A DUPLEX. 1. NJSA 40:55D-68 NON-CONFORMING USE RELIEF IS NEEDED OR 2. BULK VARIANCES ARE NEEDED FOR LOT AREA, SIDE YARD, FRONT YARD LOT WIDTH, DEPTH AND OFF-STREET PARKING.

JONATHAN GABAY – 786 WALNUT STREET - BLOCK: 382 LOT:1

PROPOSES A CHANGE FROM 4 UNITS TO 5 UNIT APARTMENT BUILDING. 1. D-1 USE VARIANCE IS NEEDED FOR 5 UNITS. 2. SIDE YARD, LOT AREA, AND FRONT YARD DEFICIENT – C-1 BULK VARIANCE IS NEEDED. 3. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED. 4. SITE PLAN APPROVAL IS NEEDED.

MY BROTHERS KEEPER – 502 STATE STREET – BLOCK: 771 LOT: 8

PROPOSES A HOMELESS SHELTER. 1. USE IS NOT PERMITTED – D-1 USE VARIANCE IS NEEDED. 2. OFF-STREET PARKING IS NEEDED – C-1 BULK VARIANCE IS NEEDED.

CLOSED SESSION TO DISCUSS PENDING LITIGATION

ADJOURNMENT