To Whom It May Concern:

There will be a public hearing of the Board of Adjustment of the City of Linden on **MONDAY, March 8, 2021** in the Planning room, City Hall at 7:00 PM. The Meeting will be conducted electronically. Attendance will be via RingCentral due to the COVID-19 Pandemic. Official action will be taken and portions of the meeting may be held in executive session.

The Purpose of the meeting is as follows:

**Communications: Board Members Mandatory Storm Water Webinar**

**Resolutions: None**

**New Cases:**

**Docket# ZBA-02-2020**

*(Use to convert trucking company garage to (3) residential apartments, Bulk & Site Plan)*

Applicant: ANTONIO CARNEIRO (FORCE AIR INC.)
Represented by: Gregory M. Juba, Esq.
**Property:** 2000 Grier Avenue, Block 490 / Lot# 01
**Zone:** R-2B
**Proposed** – Removed Trucking company garage and covert it to 2 apartments (first floor) and 1 apartment (second floor).
**Rejected:**
§31-20-25 (a) – Is not a permitted within zone / Area, Yard & Bulk
§31-26.1 – Site Plan

**Docket# ZBA-03-2021**

*(Use to convert from one principal use to a multi principal use parcel, Bulk & Site Plan)*

Applicant: STARPHIL ENTERPRISES LLC
Represented by: Gregory M. Juba, Esq.
**Property:** 1600 East Edgar Road, Block 507 / Lot# 2 & 4 – 9
**Zone:** C-2
**Proposed** – More than 1 principal use on a parcel, any & all Bulk Variances pre-existing, no exterior construction. 1 of the existing uses is a trucking operation with office & Parking to trucks overnight.

**Docket# ZBA-05-2021**

*(Use to conduct a child day care program on premises, seeking use variance and waiver to Site Plan, and sign for child daycare program)*

Applicant: St. Elizabeth of Hungary
Represented by: Charles N. Winetsky, Esq.
**Property:** 238 E Blancke St, Block 197 / Lot# 35
**Zone:** R-3
**Proposed** – Use for child day care program
Docket# ZBA-03-2020

(Area, Yard & Bulk Variance w/o Site Plan for new 2-Family 3 story dwelling)

- Applicant: FERREIRA REALTY, LLC
- Represented by: Joshua J. Koodray, Esq. (Hehl Offices of Javerbaum / Wurgaft P.C.)

Proposed
- Demolish existing 1-family 2.5 story dwelling & garage and construct a new 2-family, 3 story dwelling with 2, 3-bedroom units

Rejected:
- §31-4.1 – Minimum Lot Area, Req. 6,000 SF / Proposed 3,750 SF
- §31-4.1 – Minimum Lot Width (2-Family) Req. 60 FT / Proposed 37.50 SF
- §31-4.1 – Combined (Both) Side Yards
- §31-4.1 – Maximum Building Height, permitted 30 FT / Proposed 32.75 FT
- §31-20.19a – Maximum Front Yard Area Pavement Coverage, permitted 35% / Proposed 50.9%

You are invited to a RingCentral webinar.
When: March 8, 2021 07:00 PM tz.US/Eastern
Topic: Zoning Board of Adjustment's Monthly Meeting

Please click the link below to join the webinar:
https://webinar.ringcentral.com/j/1489480018

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Rebecca Kerins-Tattoli
Secretary
Zoning Board of Adjustment
City of Linden
Union County, New Jersey
Board of Adjustment

Carlos Rivas
CHAIRMAN

Edward Stanch
VICE-CHAIRMAN

Richard Hawkins, Esq.
LEGAL COUNSEL

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END OF HEARINGS