



City of Linden

Union County, New Jersey

Board of Adjustment

Rebecca Kerins-Tattoli
Secretary of the Board
e-Mail: zoningboard@linden-nj.org

Carlos Rivas
CHAIRMAN

Edward Stanch
VICE-CHAIRMAN

Richard Hawkins, Esq.
LEGAL COUNSEL

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 convert 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.)

Property: 206 Coolidge Street, Block 468 / Lot# 11

Zone: R-3 (Apartment)

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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Webinar ID: 148 948 0018

International numbers available: <https://webinar.ringcentral.com/teleconference>

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END OF HEARINGS