

**AGENDA
LAKEWOOD ZONING BOARD OF ADJUSTMENT
JANUARY 3, 2005
7:30 P. M.**

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. REORGANIZATION**
- 4. APPROVAL OF MINUTES OF DECEMBER 6, 2004**
- 5. APPROVAL OF CALENDAR FOR THE YEAR 2005**
- 6. OLD BUSINESS**

Appeal # 3521 - Yisroel Rosenberg, 1001 Madison Avenue, Block 99 Lot 3, R-OP zone. Interpretation that assorted food uses are a permitted use as an accessory in a gas station.

5. NEW BUSINESS

Appeal # 3501 - David Herzog, 193 East 4th Street, Block 241 Lot 9, R-7.5 and B-2 zone. To construct one single family residence in the R-7.5 zone and 3 town homes in the B-2 zone.

Appeal # 3510 - Sterling Developers, 999 Vermont Avenue, Block 1100 Lot 23, A-1 zone: Density variance to subdivide the existing property into 14 lots. Bulk variances requested.

Appeal # 3484 - Bnos Yisroel School for Girls, 200 Bruce Street, Block 250 Lots 10 & 11, B-4 zone. Use variance for car storage lot.

Appeal # 3508 - 283 Ridge Avenue, LLC, 283 Ridge Avenue, Block 235 Lot 16, R-7.5 zone. Use variance to construct townhomes.

Appeal # 3538 - Greg Kukal, Laurel Avenue, Block 537 Lot 15, R-7.5 zone. To construct a one-story commercial building where it is not permitted.

Appeal # 3528 - Mark Properties, 601 East 5th Street, Block 189.01 Lot 175, R-7.5 zone. Use variance to construct a two-family dwelling on a 5,555 square foot lot.

Appeal # 3535 - Aaron Bloch, 414 Monmouth Avenue, Block 128 Lot 6, RM zone. To construct a multi-family dwelling on a 7,500 square foot lot where 12,500 is required. Variances also requested for lot width, lot coverage and sideyard setbacks.

6. RESOLUTIONS

- Appeal # 3514 - Israel Kaluszyner, Monmouth Avenue,** Block 128 Lot 21, R-M zone. Resolution to deny the construction of a two family dwelling on an undersized lot. Required 12,500 square feet - existing 5,000 square feet.
- Appeal # 3531 - Ocean Property Group,** East 4th Street, Block 248 Lots 15, 17, 35, 36 & 37 B-2 zone. Resolution to approve a use variance to construct townhouses.
- Appeal # 3524 - Diversified Capital, Inc.** 681 River Avenue, Block 782 Lots 1, 2 & 3, R-10 and HD-7 zone. Resolution to approve a use variance to construct a 2-story addition to the existing 2-story retail/office building in the R-10 zone.

7. ADJOURNMENT

8. CORRESPONDENCE

9. APPROVAL OF BILLS 10.ADJOURNMENT