

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF JANUARY 10, 2011

4. CORRESPONDENCE

Request from Attorney, Miriam Weinstein, re: **Appeal # 3725**, Mordechai Zafrani, to amend the condition of approval for stamped asphalt driveways to concrete driveways.

5. OLD BUSINESS
6. NEW BUSINESS

Appeal # 3743 – David Seebag -Lakewood Courtyard, 68 Madison Avenue, Block 74 Lots 5 & 8, R-OP zone. Addition for assisted retirement living units.

Appeal # 3755 – MTR Ventures, Lois Lane & Dr. Martin Luther King Drive Block 768 Lots 16 & 18.13, RM and R-7.5 zone. Use variance to construct 6 townhouses.

Appeal # 3761 – Nissen Steger, New York Avenue, Block 223 Lots 1.01, 1.02 & 2. Subdivision

Appeal # 3763 – Fairmont Investments, 1965-1967 New Central Ave, Block 11 Lot 121.01, R-15 zone. To subdivide a lot with an existing duplex dwelling into two lots with zero lot lines.

Appeal # 3765 – Avraham Rozsansky, 431 Ridge Avenue, Block 223 Lot 82, R-10 zone. To Construct a single family home on an undersized, irregularly shaped lot.

Appeal # 3175A – Bais Medrash of Central Park, Shonny Court, Block 11 Lot 1.36, Amended site plan to construct a synagogue.

Appeal # 3766 – Olskool Partners, Pinehurst & Bradhurst Ave, Block 1032 Lot 3, B-3 & R-12 Zones. To construct two duplexes.

Appeal # 3767 – Lakewood Investment, LLC, Cedarbridge Ave, Block 762 Lot 9, R-7.5 zone. To construct a duplex on a 9,835 square foot lot where 10,000 is required. Use (Density) variance and a zero lot line subdivision.

Appeal # 3710A – Ford Land Equities, Lanes Mill Road, Block 189.04 Lots 68, 197 & 201, OT Zone. Use variance for multi family units approved 1/27/09. Preliminary and Final major subdivision, bulk variances.

Appeal # 3768 – Prospect 1500, LLC, Prospect Street, Block 490 Lot 43, M-1 zone. Use variance to allow townhouses.

7. RESOLUTIONS

Appeal # 3754A – Simon Kaufman, Park & Ridge Avenue, Block 238 Lots 29 & 30, B-2 zone, Resolution to approve site plan for a 6 unit multi family building.

Appeal # 3757 – 325-323 Realty, 323 Second Street, Block 91 Lot 14, ROP zone. Resolution to deny a use variance fom office use to residential use in one of the units.

Appeal # 3752 – Florian Andrade, 262 Laurel Avenue, Block 536 Lot 22, R-7.5 zone. Resolution to deny a use variance to allow commercial vehicles in an existing garage in a residential zone.

Appeal # 3758 – Lakewood Realty Assoc., 925 New Hampshire Avenue, Block 1160.03 Lots 44.01 & 44.02, M-1 zone. Resolution to approve a use variance to construct apartments.

Appeal # 3666A – Stanley Rieder, 424 4th Street, Block 71 Lot 3, R-OP Zone. Resolution to approve minor subdivision and site plan for multi-family units.

8. APPROVAL OF BILLS

9. ADJOURNMENT

March

Appeal # 3764 - Elm O, LLC Block 437, Lot 3.02 & 4 Times Square and Elmhurst Blvd – R-12 Zone. (Single-Family Residential) Use variance to allow townhouses in the R-12 zone.

From: Terry Vogt, Engineer/Planner – January 25, 2011

The applicant requests a use variance for the construction of a 6 unit townhouse building with the R-12 (single-family residential) zone on Elmhurst Avenue. The site is located on the northeast corner of the intersection of Times Square Boulevard in Lakewood. The property is undeveloped in its current condition. Multi-family development existing southeast of the property. Townhouses are not a permitted use in the zone. The applicant is only seeking the use variance at this time and will return at a future date for subdivision and site plan approval.

10/20/10 Was sent e-mail from Mizrachi to take off the agenda until further notice.

Appeal # 3749 - MTR Ventures, LLC. Princeton Ave & County Line Road, Block 142
Lots 1 & 4 OT zone.

From: Terry Vogt, October 4, 2010

The applicant seeks a use variance to construct a duplex on the existing rectangular 12,500 square foot property. A two-story residential duplex building and paved off street parking areas (and aprons) serving each dwelling unit are proposed. The applicant does not appear to be requesting a zero-lot line subdivision at this time.

The property is situated in a predominantly residential area, with single family residential zones immediately to the south and multi-family residential zoning immediately to the north.