

**ZONING BOARD OF ADJUSTMENT**  
**JUNE 6, 2011**  
**AGENDA**  
**7:00 P. M.**

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF MAY 2, 2011**
- 4. APPROVAL OF MINUTES OF MAY 16, 2011**
- 5. CORRESPONDENCE**

**6. OLD BUSINESS**

**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 subdivision  
into 4 –  
7,500 square foot lots.

**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 2 duplexes  
and 1  
single family home.

**Appeal # 3759 – S & H Builders,** Conrail & 7<sup>th</sup> Street, Block 165 Lot 12, RM Zone –  
To

construct 8 townhouses with basements.

**Appeal # 3743 – David Seebag, Lakewood Courtyard,** Madison Avenue & North Lake  
Drive,

Block 76 Lots 5 & 8, R-OP zone. Preliminary and final major site plan  
to  
construct an expansion of the existing assisted living facility.

**7. NEW BUSINESS**

**Appeal # 3772 – SLD Investments,** Locust Street & Route 70, Block 1081 Lot 5.01.

Duplexes are B-5A/R-20/12 zones. Duplexes are permitted in the B-5A zone.  
not permitted in the R-20/12 zone. Requesting use variance for 37  
duplex lots.

**Appeal # 3773 – Route 88 Properties**, Block 548 Lot 78, Ocean Avenue, RM zone. To  
construct 8 multi-family units. Maximum density permitted is 15 units  
per acre whereas 17.5 units is proposed.

## **8. RESOLUTIONS**

**Appeal #3666A – Stanley Rieder** – Amended resolution.

**Appeal # 3770 – New Vistas Corp.** – 1328 River Avenue, Block 534 Lot 4, HD-7 zone.  
Resolution to  
approve the construction of a sign 214 square feet and 75 feet high.

**Appeal # 3748A – Eli Schwab**, Oak Street, Block 1158 Lot 3, R-40 zone. Resolution to  
approve site plan

## **9. APPROVAL OF BILLS**

## **10. ADJOURNMENT**