

**ZONING BOARD OF ADJUSTMENT  
DECEMBER 13, 2010**

**AGENDA**

**7:00 P. M.**

**1. ROLL CALL**

**2. SALUTE TO THE FLAG**

**3. APPROVAL OF MINUTES OF NOVEMBER 1, 2010**

**4. CORRESPONDENCE**

**5. OLD BUSINESS**

**Appeal # 3744 - Congregation Nachlas Yisroel, Inc.** Block 855.01 Lot 23  
Preliminary/ Final Major Site Plan with Use and Bulk

Variances

**Appeal # 3746 – Aharon Rottenberg,** 40 & 42 Congress Street, Block 248.03  
Lots 53, 54 & 55, R-7.5 zone. To subdivide the existing lots

into

4 zero lot line lots.

**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 # 3751 – Irving Perlstein,** 30 West Spruce Street, Block 423.01 Lot 11,  
R-10 zone. Subdivision for a duplex with zero lot line with  
areas of 5,925 square feet where 6,000 would be required.

**Appeal # 3748 - Eli Schwab, Oak Street,** Block 1158 Lot 3, R-40 Zone – Use  
variance to construct a 2 story office building.

**Appeal # 3754 – Simon Kaufman,** Park & Ridge Avenue, Block 238 Lots 29 &  
30, B-2 zone, To construct a 6 unit multi family building.

**Appeal # 3756 – Dennis Iannaccone/Robert Shanik,** 400 Madison Avenue,  
Block 70 Lot 7.03 R-OP zone. Use variance to allow a  
pharmacy use to the site.

**Appeal # 3757 – 325-323 Realty**, 323 Second Street, Block 91 Lot 14, ROP zone. Use variance

**Appeal # 3755 – MTR Ventures**, Lois Lane & Dr. Martin Luther King Drive Block 768 Lots 16 & 18.13, RM and R-7.5 zone.

## **7. RESOLUTIONS**

**Appeal # 3747 – Aharon Rottenberg**, Burnside & Creston Avenues, Block 190.04, 190.05, 99, 200, 201 & 202 Lots Various, R-15 zone. Resolution to approve a use variance to construct townhouses where they are not permitted.

**Appeal # 3750 – Prospect 1500 LLC**, Prospect Street, Block 490 Lot 43, M-1 zone. Resolution to deny a use variance for the construction of townhouses.

**Appeal # 3760 – Star Developers**, 29-33 North Apple Street, Block 172 Lot 17.01, B-4 zone. Resolution to determine that a variance needed for the projections. Variance was granted for the southerly side. Northerly side had to remove the entire first floor cantilever with conditions.

## **8. APPROVAL OF BILLS**

## **9. ADJOURNMENT**