

DRAFT

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF JULY 26, 2021

CORRESPONDENCE

Request from Miriam Weinstein **re: Appeal # 3922**, 1500 Prospect Street, To amend resolution.

4. OLD BUSINESS

Appeal # 4160 – Diamond Communications – 655 Squankum Road, Block 172 Lot 7, B-4 zone. Construction of a 145 foot monopole with 12 antennas and related equipment.

5. NEW BUSINESS

Appeal # 4198 – KBS Mt Prospect LLC. 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. Banquet hall is not a permitted use in the M-1 zone. Requesting variance to allow the existing wedding banquet hall to continue its operations.

Appeal # 4174 – Jacob Mermelstein, Erica Road, Block 1248.16 Lots 4, 5, 6 & 32, R-12A zone
Subdivide 4 lots into 15 lots (7 duplexes and 1 single family)

Appeal # 4194 – Meshulim Gelman – 204 Columbus Avenue S, Block 274 Lot 1.02, R-12 zone. To expand existing basement and construct a one story addition.
Variance requested for side yard setback, combined side yard setback and lot coverage.

Appeal # 4195 – Zahava Friedman, 106 Forest Drive, Block 12.01 Lot 15, R-12 zone. To construct a deck in the rear yard setback – required 20 feet – proposed 3 feet.

Appeal # 4199 – Avroham Joseph, 198 Glen Avenue South, Block 270 Lot 31, R-12 zone.
To construct an addition. Variance requested for rear yard setback; required 20 feet – proposed 11.60 feet

Appeal # 4200 – Shlomo Mendlowitz, 732 Marlin Avenue, Block 1159.01 Lot 9, To construct a single family home – requesting combined side yard setback of 20 feet where 25 is required.

Appeal # 4203 – Sharon Rosen, 18 Eldorado Drive, Block 189.17 Lot 69, R-20 zone. To construct a deck encroaching in the rear yard setback; required 20 feet – proposed 9 feet.

Appeal # 4205 – Berl Ganez, 95 Harvard Street, Block 170 Lots 13.01 -13.02, Use variance for height for the construction of a duplex .Required 35 feet – requested 38.5 feet.

Appeal # 4121A – 58 Drake, LLC. Drake Road, Block 251.02 Lot 17. R-40 zone. Major subdivision to create 6 single family lots. Use variance was previously obtained.

Appeal # 4201 - Mordechai Eichorn – Gates Ave between Golders Green Rd and New Hampshire Ave. Block 1159, Various Lots, Block 1159.04 various lots.
Amended preliminary and final major subdivision requested for the construction of duplex housing units with basement apartments and synagogue.

Appeal # 4197 – Orange Pool Holdings, LLC, 1536 Prospect Street, Block 490 Lot 7, M-1 zone. Use variance to construct a retail building.

Appeal # 4196 – Cornerstone Suites, LLC, 138-142 John Street, Block 768 Lots 5, 51, 69, Use variance requested for the construction of an office building.

Resolutions

Appeal # 4173 – Duvie Holdings, LLC, Block 548 Lot 78, Ocean Avenue, RM zone – Resolution to approve the construction of 4 townhomes.

Appeal # 4158 - 1364 River, LLC – Block 534 Lots 7.02 – 7.08 HD-7 zone. Resolution to approve a use variance, preliminary and final major site plan approval to construct a warehouse with office and storage space.

Appeal # 4192 - Esther Frankel, 420 Laurel Avenue, Block 548 Lot 4, R-7.5 zone – Resolution to approve a use variance for duplex on an undersized lot – required 10,000 square feet – Approved 9,500 square feet.

Appeal # 4204 – FWH Assoc. 52 Mohawk Place, Block 2.07 Lot 9, R-12 zone. Resolution to approve a variance for front yard setback along Seminole Drive – 22.9 feet approved - 30 feet required.