

DRAFT

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF SEPTEMBER 13, 2021

CORRESPONDENCE

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 # 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.

Appeal # 4209 – Abraham Piller, 102 Milton Street, Block 104.01 Lot 14, R-12 zone. To constructed a single family home. Requesting variance for height of 39 feet where 35 feet is required.

Appeal # 4213 – Shayne Gelbfish-Freund, 15-14th street, Block 145 Lot 3, R-10 zone. Variance requested for existing sheds to remain in the side and rear setbacks.

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 # 3922, 1500 Prospect Street, Block 172 – Resolution to amend resolution

Appeal # 4194 – Meshulim Gelman – 204 Columbus Avenue S, Block 274 Lot 1.02, R-12 zone. Resolution to approve the expansion of an existing basement and construct a one story addition. Variances granted 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. Resolution to deny the construction of 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. Resolution to approve the construction of an addition. Variance approved for rear yard setback; required 20 feet – approved 11.60 feet

Appeal # 4200 – Shlomo Mendlowitz, 732 Marlin Avenue, Block 1159.01 Lot 9, Resolution to approve the construction of a single family home – approved 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. Resolution to approve the construction of a deck encroaching in the rear yard setback; required 20 feet – approved 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 – approved 38.5 feet.