

DRAFT

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF OCTOBER 4, 2021

CORRESPONDENCE

Appeal # 4185 -Samuel Semah, 209 Caranetta – request to amend resolution.

4. OLD BUSINESS
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 use 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 # 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 # 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.

Appeal # 4208 – Marble Arch Homes, Drake Road, Block 251.01 Lot 87, R-40 zone. To subdivide into 4 residential lots which require bulk and use variances for density.

Appeal # 4210 – Aderet Offices, LLC, 2017 Lanes Mill Road, Block 188 Lot 10, R-20 zone.
Use variance for an office building.

Appeal # 4214 – Mark Properties, LLC, Lenape Trail, R-12 zone, Block 2.02 Lot 1.02 -New single family; Bulk variance for front yard setback, 30 required 22 feet proposed. Split zoning Jackson/Lakewood

Appeal # 4215 – Aryeh Pinter, Woodland Drive, Block 12.05 Lot 8, R-12 zone. To construct a single family home requesting combined side yard setback of 20 feet where 25 feet is required.

Appeal # 4211 – Covington Village Condo Assoc., Block 1082 Lot 9, Locust Street, R-20 zone
To subdivide existing community into 2 separate lots. Amend prior site plan approval; conditional use variance relief.

Appeal # 4216 – Misameach, Inc. Cedarbridge Ave, Block 536 Lot 100, R-40 zone, to construct a one story building with the footprint of 10,261 square feet, a future gym with a footprint of 4,284 square feet and associated parking areas, to be utilized by a non-profit organization called Misameach.

Appeal # 4188 – 1418 Canterbury Rd, LLC, 1424 Canterbury Road, Block 25 Lots 10 & 11, R-12 zone. To construct a single family home. Requesting variances for front yard, rear yard and building coverage.

Appeal # 4186 – David Flam, 309 & 315 Ocean Avenue, Block 246 Lots 44 & 72, R-7.5 zone. Minor subdivision to create 3 lots for proposed duplex.

Appeal # 4177 – Mayer Auerbach, 37 Holly Street, Block 189.02 Lot 165, R-7.5 zone. To construct an addition with variances requested/

Appeal # 4206 – Cellco Partnership, 500 Clifton Avenue, Block 94 Lot 101, R-OP zone. Use variance to construct a wireless communications facility on an existing building.

Resolutions

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.

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

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

Appeal # 4209 – Abraham Piller, 102 Milton Street, Block 104.01 Lot 14, R-12 zone. Resolution to approve the construction of a single family home. Variances approved for height of 39 feet and front yard setback.