

**DRAFT**

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVE OF MINUTES OF NOVEMBER 8, 2021
4. CORRESPONDENCE
5. OLD BUSINESS

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

**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.

6. NEW BUSINESS

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

**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.

**Appeal # 4214 – Mark Properties, LLC**, Lenape Trail, R-12 zone. Block 2.02 Lot 1.02 – New single family home requesting combined side yard setback; 30 feet required – 22 feet proposed. Split zoning Jackson/Lakewood

**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 # 4187 – David Flam, 309 Ocean Avenue**, Block 246 Lot 44 (proposed lot 44.01), R-7.5 zone. To construct a two-story religious facility building

**Appeal # 4218 – Lazar Rausman**, 411 14<sup>th</sup> Street, Block 59 Lot , To construct a new home requesting variances for combined side yard setback and building coverage of 34.11% where 30% is allowed.

**Appeal # 4219 – Rivka Levy**, 4 Henry Street, Block 418 Lot 9, R-10 zone. Use variance for duplex in R-10 zone on an undersized lot. Required 12,000 – proposed 11,200.

**Resolutions**

**Appeal # 4185 – Samuel Semah**, 209 Caranetta – Block 81 Lot 8 – resolution to approve a shed to remain on the property.

**Appeal # 4174 – Jacob Mermelstein**, Erica Road, Block 1248.16 Lots 4, 5, 6 & 32, R-12A zone  
Resolution to deny the subdivision of 4 lots into 15 lots.

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

**Appeal # 4208 – Marble Arch Homes**, Drake Road, Block 251.01 Lot 87, R-40 zone.  
Resolution to approve subdivision for 4 residential lots which require bulk and use variances for density.

**Appeal # 4216 – Misameach, Inc.** Cedarbridge Ave, Block 536 Lot 100, R-40 zone, Resolution to approve the construction of 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 # 4215 – Aryeh Pinter** – Woodland Drive, Block 12.05 Lot 8, R-12 zone. Resolution to approve the construction of a single family home with combined side yard setback variance of 20 feet where 25 feet is required.

**Appeal # 4177 – Mayer Auerbach**, 37 Holly Street, Block 189.02 Lot 165, R-7.5 zone.  
Resolution to approve the construction of an addition with variances approved.

