

**ZONING BOARD OF ADJUSTMENT
AGENDA
VIRTUAL MEETING**

March 1, 2021

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF FEBRUARY 1, 2021**
- 4. CORRESPONDENCE**

Appeal # 4144 – Ari Tessler, 1225 J. Scott Court, Block 186.12 Lot 25, R-15 zone. To remove the restriction of an external entrance to the basement from the resolution.

5. OLD BUSINESS

6. NEW BUSINESS

Appeal # 4167 – Jeffrey Jerman, Turin Avenue, Block 1042 Lot 7, B-3 Zone. To construct a single family home on an undersized lot,

Appeal # 4169 – Cellco Partnership, Locust Street, Block 1077 Lot 60. Use variance requested to install a temporary wireless communication facility.

Appeal # 4170 – Jacob Miller, Gudz Road, Block 11.30 Lot 13.01, R-12 zone. To construct a single family home. Requesting combined side yard setback variance of 20 feet where 25 feet is required.

Appeal # 4171 – County Line Development, Block 104.02 Various lots, Kennedy Blvd East, OT zone. Bifurcated use variance for 33 two story townhouses.

Appeal # 4172 – Simchas Kallah, Inc. 1798 West County Line Road, Block 2.05 Lot 8, R-12 zone. Use variance requested to construct a 2 story building including a warehouse, office space and retail/showroom.

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

Appeal # 4174 – Jacob Mermelstein, Block 1248.16 Lots 4, 5, 6 & 32 –R-12A zone. Use variance to construct 7 duplexes and 1 single family

Resolutions

Appeal # 3966A – Newport Estates Block 496 Lot 2 – Resolution for 3 one year extensions of the original approval.

Appeal #4168 – David Bernstein, Attaya Road, Block 11.04 Lot 7.01, R-12 zone. Resolution to approve the construction of a residential home with variance for combined side yard setback of 20 feet where 25 feet is required. Retaining wall approved.

Appeal # 4115 – Hampton Development, LLC, 133 Ocean Avenue, Block 248.01 Lot 65.01, B-4 zone. Resolution to approve a 3 story residential apartment building with ground floor parking.