

**ZONING BOARD OF ADJUSTMENT
AGENDA
VIRTUAL MEETING**

APRIL 12, 2021

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF MARCH 1, 2021**
- 4. CORRESPONDENCE**
- 5. OLD BUSINESS**

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.

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

6. NEW BUSINESS

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

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**, New Hampshire Ave. & Erica Road, Block 1248.16 Lots 4, 5, 6 & 32 – R-12A zone. Use variance to construct 7 duplexes and 1 single family.

Appeal # 4178 – **Marc Lubet**, 75 Cedar Row, Block 24.01 Lot 20 Variance requested for side yard setback of 8.2 feet where 10 feet is required. Also seeking variance for shed.

Resolutions

Appeal # 4169 – **Cellco Partnership**, Locust Street, Block 1077 Lot 60. Resolution to approve a use variance to install a temporary wireless communication facility.

Appeal # 4170 – **Jacob Miller**, Gudz Road, Block 11.30 Lot 13.01, R-12 zone. Resolution to approve the construction of a single family home. Variances approved for combined side yard setback of 20 feet where 25 feet is required, and lot coverage of 30% where 30% is required.

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