

**DRAFT**

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF MAY 1, 2023
4. CORRESPONDENCE
5. OLD BUSINESS

**Appeal # 4198AA – KBS Prospect Mt LLC**, 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. To obtain use variance and final site plan approval to allow the use of this property as a catering hall.

6. NEW BUSINESS

**Appeal # 4275 – Bryna Herskowitz**, 611 Monmouth Avenue, Block 157 Lots 1 & 20, RM zone. Applicant proposes to shift lot line and create one conforming single family lot and one non-conforming duplex lot that is 9,500 sf where 10,000 sq feet is required.

**Appeal # 4260 – Chestnut Equity, LLC** – Stratford Street, Block 1087 -1089 Various lots B-5 zone. Preliminary and final subdivision to create 28 duplex units.

**Appeal # 4105A – Avery Weisz**, 1504 Madison Avenue, Block 58 Lot 2, R-12 zone. Use variance for an office approved – Seeking to display playground displays and a sign variance in the front yard setback.

**Appeal # 3787AAA – Jr. Squan, LLC**. Squankum Road, Block 172 Lot 9, B-4 zone. Amended Major Site Plan.

**Appeal # 4267 – Congregation Sanz of Lakewood**, Block 1023 Lots 1.01 & 3, Block 1009 Lots 1.04 & 1.05, R-10A zone. To construct a 3 story school with a height of 49 feet along with 3 duplexes facing Wadsworth and 1 duplex fronting Halsey Street.

**Appeal # 4278 – Cellco Partnership**, 1364 River Avenue, Block 534 Lot 7.17, Use variance to construct a wireless communication facility.

**Appeal # 4257 – 1510 Pine Street, LLC**, Block 855.01 Lot 19, Pine Street, R-20 zone. Use variance for approximately a 10,000 sf office building in a residential zone.

**Appeal # 4281 – 118 Ocean Avenue, LLC**, Block 837 Lot 1, Washington Avenue & Spruce Street, R-40/20 zone. Use variance to create 6 single family homes in accordance with R-10 requirements.

RESOLUTIONS

**Appeal # 4276 – Meyer Lazar** – 157 Columbus Avenue South, Block 279 Lot 3.01, R-12 zone. Resolution to approve the construction of a ranch at 3,934 sf – lot coverage variance of 32.79% approved.

**Appeal # 4273 – Abraham Antebi**, 29 Cedar Street, Block 777 Lot 7, R-10 zone. Resolution to deny the construction of 2 attached single family dwellings on a 9,994 square foot lot.

**Appeal # 4277 – River Equities, LLC** – River Avenue, Block 420.01 Lot 8, HD-6 zone. Resolution to approve a minor subdivision approval to construct a duplex. Variance approved for front yard setback to River Avenue at 34 feet.

**Appeal # 4274 – Masoras Avos, Inc.** 1310 Monmouth Avenue, Block 137 Lot 4, R-10 zone. Resolution to approve the construction of a 2,634 square foot addition to the existing 2 story dwelling. Variances approved for front yard setback to Monmouth Avenue, rear yard setback and lot coverage.