

**ZONING BOARD OF ADJUSTMENT
AGENDA**

**MAY 5, 2025
7:00 P. M.**

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF APRIL 7, 2025**
- 4. CORRESPONDENCE**
- 5. OLD BUSINESS**

Appeal # 4221A -GM Lanes Mill LLC, Lanes Mill Road, Block 188 Lots 3, 4, 6, 19, 20, 21.01, 21.02, 21.03, R-20 zone. To construct 79 lots, 74 dwellings, 1 synagogue, 2 playgrounds, 1 HOA lot, and 2 vacant lot to be developed by others.

6. NEW BUSINESS

Appeal # 4267A – Cong Sanz of Lakewood, Block 1023 Lot 1.02, Argyle & Wadsworth Avenue, R-10A zone. Subdivision for 4 lots.

Appeal # 4342 – Yeshiva Toras Chaim, Ridge Avenue, Block 190 Lot 57 and 190.03 lot 31, R-15 zone. Use variance for a 3 story dormitory

Appeal # 4346 – 1000 Route 70 KV,LLC, 1000 Route 70 Block 1248 Lot 7, B-5 zone. Conditional use variance to construct mixed & multi-family use.

Appeal # 4349 -Chestnut Capital 7, LLC, Florence Street, Block 1092 Lot 7, B-5 zone, use variance to construct a duplex.

Appeal # 4338 -Aisle Nine LLC, 951 Madison Avenue, Block 98 Lot 5, Use Variance to construct a 2 story warehouse.

Appeal # 4348 – 118 Ocean Ave, LLC – Vine & Spruce Street, Block 837 Lot 1, R-40C zone, To create 4 residential lots.

Appeal # 4347 – Mesivta Nezer Hatorah, Essex Avenue, Block 1123/1130 Lots 1 & 8/ 1 & 7, R-40 zone. To add a dorm, gym, bais medrash building and faculty duplex to existing site.

Appeal # 4352 – Yeruchem Goldberg, 516 East Fifth Street, Block 243 Lot 4.01, R-7.5 zone. To construct a 2 story dwelling, requesting variances for side yard, rear yard, lot coverage.

7. RESOLUTIONS

Appeal # 4158 – Blueberry Court, Block 534 Lot 7.17 –HD-7 zone - Resolution to approve warehouse/showroom.

Appeal # 4337 – Miriam Teitelbaum, 822 Hearthstone Drive, Block 426.01 Lot 13, R-12 zone. Resolution to approve front yard setback variance to construct a covered front porch patio.

Appeal # 4343 – Mesivta Keren Orah, Erica Road & New Hampshire Ave, Block 1248.16 Lots 4, 5, 6 & 32, R-12A zone. Resolution to approve a use variance to construct a school with a dormitory.

Appeal # 4344 – Refoel Rothschild, 424 7th Street, Block 68 Lot 2, R-OP zone. Resolution to approve the construction of a 2 story dwelling with variances.

Appeal # 4181B – Congregation Toras Yechiel – corner Burnside Ave & Bogard Ave. Resolution to approve the construct of a synagogue with parking and bulk variances.