

**ZONING BOARD OF ADJUSTMENT
AGENDA**

FEBRUARY 9, 2026

DRAFT

- 1. ROLL CALL**
- 2. SUNSHINE STATEMENT**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES OF JANUARY 5, 2026**
- 5. CORRESPONDENCE**
 - Appeal # 4282 – Aaron Shain, Block 251 Lot 1.09, Cory Court -Request for extension**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**

Appeal # 4375 – Services for Children with Hidden Intelligence, Block 790 Lot 1, Block 810 Lots 2-4 R-40/R-20 cluster zone. Applicant proposes to construct a 43,999 sf Addition to the existing school building. Use variance for height 35 feet allowed -49.17 proposed.

Appeal # 4377 – Samuel Fleischer, 427 E. 5th Street, Block 236 Lot 16, R-7.5 zone. Subdivide existing lot into 2 lots for the construction of a duplex. Requesting variances for lot area required 10,000 requesting 9,889.46 sf and lot width, required 60 feet required proposed 50 feet.

Appeal # 4378 – Yechezkiel Magid, 72 12th Street, Block 150.03 Lot 12, R-10 zone. Single family home requesting variances for side yard setback, combined side yard setback, lot coverage where 30% is required – 34.7 proposed.

8. RESOLUTIONS

Appeal # 4364 – Hamilton of Lakewood, LLC, Block 855.05 Lots 19 & 21, 600-800 New Hampshire Avenue, R-20 zone. Resolution to deny a use variance for an office building.

Appeal # 4115 – Hampton Development, Block 248 Lot 65.02, Resolution to approve a one year extension.

Appeal # 4366 Peby Holdings, LLC 505 East County Line Road, Block 104.02 Lot 8, OT zone. Resolution to approve the construction of a two family home.

Appeal # 4374 – Bostonia Equity, LLC, 141 Harbour Avenue, Block 440.03 Lot 12, R-20C zone. Resolution to approve a 34 foot wide house with rear yard setback of 7 feet.

Appeal # 4373 – Yisroel Dovid Friedman, 744 South Lake Drive, Block 12.06 Lot 18, R-12 zone. Resolution to approve the construction of a single family home setback variances.

Appeal # 4370 – Aharon Bloch, Massachusetts Avenue, Block 441 Lot 4, R-20C zone. Resolution to approve the construction of a single family home

Appeal # 4376 – ZGM-1, LLC Florence Street, Block 1093 Lot 10, B-5 zone. Resolution to approve the construction of a duplex with a front yard setback of 20 feet.