

**ZONING BOARD OF ADJUSTMENT  
AGENDA**

**JANUARY 5, 2026**

- 1. ROLL CALL**
- 2. SUNSHINE STATEMENT**
- 3. SALUTE TO THE FLAG**
- 4. CLOSED SESSION**
- 5. REORGANIZATION**  
    **CHAIRMAN**  
    **VICE CHAIRMAN**  
    **BOARD SECRETARY**
- 6. PROFESSIONALS**  
    **ATTORNEY**  
    **ENGINEER/PLANNER**
- 7. APPROVAL OF MINUTES OF DECEMBER 1, 2025**
- 8. APPROVAL OF CALENDAR FOR 2026**
- 9. APPROVAL OF ANNUAL REPORT FOR 2025**
- 10. CORRESPONDENCE**

**Appeal # 4115 – Hampton Development**, Block 248 Lot 65.01. -request for a one year extension of the approval.

**11. OLD BUSINESS**

**12. NEW BUSINESS**

**Appeal # 4366 – Peby Holdings, LLC**, 505 East County Line Road, Block 104.02 Lot 8, OT zone. Use variance to construct a two family dwelling.

**Appeal # 4374 – Bostonia Equity LLC**, 141 Harbour Avenue, Block 440.03 Lot 12, R-20C zone. Proposing a single family home with a secondary frontage of 13.5 feet where 25 feet is required.

**Appeal # 4370 – Aharon Bloch**, Massachusetts Avenue, Block 441 Lot 4. R-20C zone To construct a single family conforming to the R-7.5 standards.

**Appeal # 4373 – Yisroel Dovid Friedman**, 744 South Lake Drive, Block 12.06 Lot 18, R-12 zone. To construct a single family home.

**Appeal # 4376 (3955) – ZGM-I, LLC**, Florence Street, Block 1093 Lot 10, B-5 zone. To construct a duplex (variance approved) requesting front yard setback variance of 20 feet where 30 feet is required.

**13. RESOLUTIONS**

**Appeal # 4364 – Hamilton of Lakewood, LLC**, Block 855.05 Lots 19 & 23, 600- 800 New Hampshire Avenue, R-20 zone. Resolution to deny a use variance for an office building.

**Appeal # 4367 – 1501 Prospect Street, LLC**, 1501 Prospect Street, Block 391 Lots 19 & 20.01, M-1 zone. Resolution to deny a use variance for single family, duplexes and a retail building.

**Appeal # 4368 – Yocheved Kaplan** -412 Laurel Avenue, Block 548 Lot 3, R-7.5 zone. Resolution to approve minor subdivision to create 2 duplex lots with a variance for 9500 sf where 10,000 is required.

**Appeal # 4350 – SGS Development Project, LLC**, Block 1159 Lots 40.08-40.11, R-40 zone. Resolution to deny a subdivision for 4 duplex structures.

**Appeal # 4371 – Ichiel Hold**, Apple Street, Block 170 Lot 16, R-7.5 zone. Resolution to approve the construction of a single family home with variances for setbacks, lot coverage and existing conditions.