ZONING BOARD OF ADJUSTMENT **OCTOBER 19, 2026**
MINUTES

Meeting advertised according to the Sunshine Law.
Notices have been published.

Roll call: Attending: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gross, Mr. Gelley, Mr. Halberstam
Arrived late: Mr. Friedland
Also attending: Patrick Varga, Board Attorney
Terry Vogt, Board Engineer/planner
Fran Siegel, Secretary

Salute to the Flag.

Motion to approve minutes of October 5, 2026 – Mr. Lankry
Second – Mr. Ribiat
Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gelley, Mr. Halberstam

Request from Mr. Jacobovitch, Attorney for **Appeal # 4399** – Westmount Group, to carry to the November 9th meeting.
Mr. Varga – applicants attorney was caught up in court and could not make it here in time.
Motion to carry no further notice – Mr. Lankry
Second – Mr. Gelley
Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Gelley, Mr. Halberstam

Appeal # 4400 – Lakewood Township MUA, 8 Four Seasons Drive, Block 1449 Lot 22.61, R-40 zone. To install a 100' lattice tower, height variance.

Adam Pfeffer, attorney for applicant. Application is for an approval of the proposed lattice tower. They have an existing easement on this property. There is an existing well and equipment to service that well now on the property. They are down to one thread of the fiberoptics.
They will construct a Data tower – it will be transmitted to the MUA. Only data to monitor the well. This is an urgent matter. The data is failing and they cannot properly monitor the well. Their engineer has reviewed the plans. This well services the entire area – not just this development. Over time they are failing and they are down to one last strand. This is not a cell tower it is a wireless antenna. The use is permitted. Here for the height.

Brian Flannery, engineer/Planner sworn.

David Merritt, counsel for Four Seasons Homeowners Association. The tower is going on Association land. The easement is not defined. No recording on the use – no permission from the land owner also asking for and adjournment to have time for their professionals to review.

Mr. Pfeffer – the plans have been reviewed since May.

The land is owned by the association.

Mr. Varga - There is an easement on the property - dispute is whether the MUA and the HOA is if they are utilizing the property for its intended purpose.

Chairman - This antenna is replacing what is there now?

Mr. Pfeffer – there is underground fiberoptics data that is failing.

Mr. Flannery

A-1 tax map sheet 187 – this is a wooded lot with an MUA easement on it.

A-2 shows what is existing on the site.

A-3 cover sheet of the plan submitted.

A-4 ZO-1 of the plan showing a 100 foot fall zone.

A-5 ZO-2 of the plan shows existing fences, etc

A-6 plan showing the proposed transmission tower.

Reviewed engineers reports. Looking for a 100 lattice tower for a reliable water source. R-40 zone has a maximum height of 35 feet. They need to have 100 feet in order to have a reliable transmission. This will not impact any of the residents. Benefits outweigh the detriments.

Not on any ones residential property. This is a permitted use and a need for the residents. Asking for 100 foot height variance. Not proposing a generator - proposing a lattice tower with a generator.

Mr. Merritt – what is the distance from the tower to the nearest residential lot?

Mr. Flannery - Looks like 110 feet – the guard house is within the manned gatehouse.
If it falls it will not fall into a residential property.

Mr. Pfeffer - This was designed specifically for this data and nothing else. Agreed as a condition that there will be no cell tower.

Robert Farina, director of operation for the MUA for about 17 years, sworn. There currently is a conduit that stretches and travels to their water treatment plan down Shorrock Street, about a mile away. Over the past years they have lost strands. They cannot see in the conduit. That is an unacceptable condition. The original fiberoptic – the conduit has collapsed overtime. It would be an impossibility for this to be underground. Our computer system would not be able to detect any problems. It is their belief that the conduit has collapsed. It is about a mile. All of their wells feed into their distribution system. The microwave antenna will see another 100 foot tower and will communicate with the one on Shorrock Street. Has to clear the tree line. Going totally wireless. It is a microwave antenna.

Mr. Varga -health concerns are not the concern of this board. This is highly regulated by the state and technology.

Mr. Farina – they are in full compliant. They are not clearing anything to do this project. The well is on this site. No trees will be taken down.

Chairman - Can you see the antenna from Four Seasons Drive?

Mr. Farina -the closer to the site the less you will be able to see. Right now you can see pine trees and cannot see the building. They will always need a ground based tower. Fiberoptics are just not possible here.

Mr. Farina – the band width is just possible.

Mr. Merritt cross examined Mr. Farina

Lease agreement – they need to be able to fix the well as quickly as possible. They have made every reasonable effort to just replace the underground wire. They walked the property at every angle.

Jason Burke, project manager Lexington wireless. Involved with the tower design. The tower is designed all rated for category 5 hurricanes. They have to excavate, get inspected, less than 2 months for completion. After the foundation is in it takes about a day to put the tower in. It is a 2 foot wide antenna. The base of the tower is about 3 foot triangle and all the way to the top. The tower will not be lighted. They climb it once a year for preventative maintenance. It comes in 5 20 foot pieces. Tower is not designed to hold more than one antenna.

Mr. Merritt cross examined Mr. Burke

Jason Burke – work on hundreds of towers all the time. Never heard of a tower collapsing

Mr. Merritt – can speak for the association for the common property.

Richard Fortuna, 6 Brightwinds Court, sworn. Concerned about safety of the guard house. The tower will be extremely visible. There is a viable alternative. Asked to deny.

Dan Pagano, 11 Quicksilver Court, sworn. Fiberoptic cabling would be the secure thing. There are other ways that this could be done. There is nothing over head everything is underground

Jaclinn Pullman, 19 Golden Seasons Drive, sworn. The easement was granted – It is a single road and it is 73 feet.

Leon Baum, 16 Goldensprings Drive, sworn – should the tower fall there is no ingress or egress. This would be a bad idea -

Raymond Dinetta, 49 Goldensprings Drive, sworn. This is a tower not an antenna that has to be constructed by a crane. There is only one way in and out of there. The water company has been having troubles for years.

Donna Crittelli, 70 Silverside road, sworn. Should have been serviced a long time ago - there are a lot of safety concerns. Can be resolved in a better manner.

Dinkar Pujara, 39 Golden Willows Avenue, sworn. Tower is ugly and unnecessary.

Michal Recchi, 3 Amberlands court, sworn. Worked for bell labs for many years. Did a lot of cellular and radio towers. There are other alternatives.

Patricia Orourke 54 Autumntide Drive, sworn. This is a beautiful community, this is a quality of life issue. Value of the house will go down.

Robert Barrows 780 south drive. Asked for findings, evidence, etc.

Dale Crandall, 4 Spring Meadows Drive, sworn. Concerned about the radio frequency exposure.

Kathleen D'angelo, 9 Greenfields Drive, sworn. Concerned about transmissions. Take our health into consideration.

Jeff Gonzalez, 15 Amberlands Court – the main power and the transformers are above ground – everything else is underground, electric, gas, fiberoptic, cable. Opposed to it. You must deny this variance.

Susan Drapkin, 15 Silverside Road, Do not want to live where there is a tower.

Fred Murphy, 72 Greenways Lane. There is an access road that runs all the way from Home Depot into the four seasons community and to the location of the pumphouse.

Closed to public.

Mr. Pfeffer – this is a permitted use – seeking a variance for height. This will not be converted to a cell tower. This is a public entity. They would have to cross different ownerships. They will be compliant and all the equipment is compliant. If it failed tonight pressure will fail. The well is constantly running. People would have to turn the pumps on – down to one last pair of fiberoptics. There is now zero backup.

Mr. Flannery - The positive criteria is the water system that the MUA provides is a beneficial use. Having a reliable water system is a benefit.

Mr. Farina - If it failed tonight there would be an immediate decrease in pressure in the entire system. Sitting with zero backup now. There is no direct route.

Mr. Merritt – asking for time for their engineer to review. Some of these documents were not provided to him. There are homes and a guard house within 100 feet of the proposed structure. The easement never had this type of use in it.

Mr. Vogt – concerned as an engineer – about the function - water pressure, firefighting, etc. Take the water concern seriously.

Mr. Varga - Use variance is not required – this is an accessory structure and only a bulk variance is necessary.

Mr. Lankry – they have not seen any documentation to back up ….

Motion to carry to November 9 – Mr. Lankry
Second – Mr. Ingber
Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gelley, Mr. Halberstam

Recess.

Mr. Halberstam left the meeting.

Appeal # 4395 – 1127 CL, LLC, 1127 East County Line Road, Block 183 Lot 101, R-15 zone. Use variance for the construction of an office building.

Moshe Klein represented applicant. This was heard in July - they met with the neighbors and their concerns. This was a 3 story office building – they changed to a 2 story building, they reduced the size of the building. There is no longer a simcha hall.

Mr. Vogt – did they submit revised plans?

Brian Flannery -sworn -

A- 1 sheet 44 of the tax map showing the subject lot
A-2 aerial – adjoins an JCP &L easement

A-3 filed map approved by the planning board
A-4 reduced building
A-5 previous application
A-6 colored rendering

Reviewed Mr. Vogts report

Mr. Flannery – this is a bifurcated operation just for the use. There will be no simcha hall. This is a 16,235 sf office building is better than a Yeshiva that was approved by the Planning Board. Asking to subdivide this lot for residential and the office building.

Mr. Gelley – Question is are we going to approve an office building in a residential neighborhood.

Mr. Flannery – lot 101 asking for a 16,235 sf office building. This will be a rateable. Not discussing the residential around it. They will be utilizing the parking underneath the wires. There is no noise.

Open to Public.

Avraham Mandel, 1155 Carolina street, affirmed – this changes the character of the neighborhood. Concerned about the traffic and safety on East County line Road, one lane each way - there is no shoulder.

Naftali Blonder 1147 Carolina Street, affirmed. This will create a traffic hazard, ruin peoples privacy, not in favor of the office building.

Roni Shaharabany, 1150 Carolina Street, affirmed. We need to preserve the neighborhood.

Chaim Trainer, 780 Park Avenue, affirmed. Will be a direct neighbor to this property. The office building will be more peaceful than a Yeshiva.

Rochamin Nahem,1115 Carollina Street, affirmed. Traffic should be a concern.

Jacob Mueller, 1 Renee Court, affirmed. Partner in this project. This property was sold by the Yeshiva to them. Small tenants – maybe 30 or 40 vehicles - residential would be hardship because of the wires. This building is only 2 floors.

Lazar Blumenfeld, 9 Onyx Lane, affirmed. We want to see residential, family oriented. All his neighbors are opposing this. Asking the board – this is a beautiful quiet neighborhood - the traffic is terrible. There is a tremendous amount of traffic.

Ben Rabinowitz, 1 Arosa Hill, affirmed. This is totally a residential neighborhood. This does not belong in this neighborhood. Traffic is horrendous. There is a Hatzolah garage across the street.

Closed to Public

Mr. Flannery - this is a street that is a major collector. The impact of the office building that is not there in the evening.

Moishe Klein – 2/3 of the property is not useable. The board asked that the office building be reduced and they eliminate the hall.

Mr. Naftali – come with an honest application – the entire plan. A commercial office building does not fit.

Motion to deny – Mr. Naftali
Second – Mr. Lankry
Roll call vote: affirmative: Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Friedland, Mr. Gross, Mr. Gelley
Abstained: Mr. Gleiberman

Appeal # 4405 – 16 Adams LLC, 16 Adams Street, Block 9 Lot 8 R-15 zone. Use variance to construct a mikvah.

Adam Pfeffer, attorney for applicant. The board previously approved a mikvah across the street. One story – no basement, bulk variance for side and rear yard setbacks. This is instead of the Mikvah approved across the street.

Brian Flannery, engineer/planner, sworn

A-1 copy of sheet 10 of the tax map showing subject property
A-2 aerial
A-3 existing conditions
A-4 proposed mikvah plan
A-5 cover sheet
A-6 architectural plan

Use variance for the mikvah – next door to the shul. One floor no basement - Shabbos mikvah – overflow parking

Open to Public. Closed to Public.

Motion to approve with screening, landscaping – Mr. Lankry
Second – Mr. Ingber
Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Naftali, Mr. Friedland Mr. Gross, Mr. Gelley

Appeal # 4404- River James, LLC – River Avenue & James Street, HD-6 zone. Block 415 Lots 14 & 15. To construct 2 duplexes.

Adam Pfeffer representing applicant. This is for a minor subdivision with bulk variance for 2 duplexes. Duplexes are a conditionally permitted use.

Brian Flannery, engineer/planner, sworn

A-1 sheet 79 of the tax map– on the corner of James Street and River Avenue
A-2 shows other duplexes on the street
A-3 subdivision map showing proposed duplexes
A-4 shows building with curb opening, parking, garage, etc. Proposing to knock all that down for the 2 duplexes.
A-5 Improvement plan

A-6 architectural plan

Duplexes are a conditionally permitted in the HD-6 zone – front yard setback asking 24 feet. These units are only 20 feet wide. Asking for 5 foot side setbacks. Asking for front yard setback from Route 9 – 33 feet from existing right-of-way. There is only one entrance to the basement.

Mr. Naftali - This is an extremely aggressive plan.

Mr. Flannery – this zone allows a duplex on 8,500 sf. They are not asking for lot area.

Mr. Ingber – are you putting in curbing along Route 9.

Mr. Flannery – all their access is from James Street.

Request to carry **Appeal # 4404** to November 9th zoning board meeting
Motion to carry until November 9 – to further notice.
All in favor.

Motion to carry:

Appeal # 4410 – **Candlite USA, LLC,** 1763 Lanes Mill Road, Block 187.15 Lots 16 & 104, OT Zone. Minor subdivision to create 4 lots, 2 duplex structures.

Appeal # 4406 – Eli Reinhold, Kennedy Blvd Block 140 Lots 5 & 6, OT zone
Use variance for a duplex.

No further notice. All in favor.

Resolutions
Appeal # 4408 – Zacharia Grama, 235 North Drive, Block 423 Lot 3, R-12 zone. Resolution to approve variance for combined side yard setback of 20 feet where 25 feet is required.

Appeal # 4407 – Sterling Forest Homeowners Assoc. 144 Hadassah Lane, Block 423 Lot 78.01, HD-7 zone. Resolution to approve a use variance for a Mikvah.

All in favor.

Motion to pay bills.
All in favor

Motion to adjourn. Meeting adjourned at 11:05.
All in favor.

Respectfully submitted,

Fran Siegel
Secretary.