

**ZONING BOARD OF ADJUSTMENT
MINUTES**

AUGUST 24, 2026

Meeting advertised according to the Sunshine law.

Notices have been published.

Roll call attending: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,

Mr. Halberstam, Moishe Nieman

Absent: Mr. Lankry, Mr. Naftali, Mr. Friedland

Also attending: Patrick Varga, Board attorney

Terry Vogt, Board engineer

Fran Siegel, Secretary

Salute to the Flag.

Motion to approve minutes of July 6, 2026 – Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Gross, Mr. Gelley, Mr. Halberstam

Correspondence

Request from Moishe Klein for a one year extension for **Appeal # 4330 – PL,LLC**.

Moishe Klein – requesting another year extension -they originally asked for 2 years but the board granted one year and told him to come back for the second year.

Brian Flannery – this is a minor subdivision on Clearstream Road and they need more time for filing the map.

Motion to approve – Mr. Ingber

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Request from Batya Abadi for a one year extension for **Appeal # 4368 – Yocheved Kaplan,**
Laurel Avenue

Ms. Weinstein – Laurel Avenue – map not filed on time.

Motion to approve – Mr. Ingber

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Request from Berel Sasoon, **Appeal # 4321** to revise resolution to allow vinyl siding instead of stucco, etc.

Mr. Halberstam drove down the area. All houses on the block have no stucco.

Motion to approve to allow vinyl siding – Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Appeal # 4390 – Beth Medrash Govoha – 678 5th Street, Block 49 Lot 1, R-OP zone.

Subdivision for 3 lots, cemetery, house of Worship and residential house.

Meir Gelley & Moshe Gleiberman recused themselves from hearing this application due to a conflict – Moshe Nieman, planning board member sat in.

Adam Pfeffer represented applicant – nothing being proposed on the site. There is a small cemetery there. They will subdivide the property and deed back the cemetery to the church.

1. Cemetery, 1 House of Worship, 1 residential house -

Brian Flannery, sworn.

A-1 sheet 30 of the tax map

A-2 copy of minor subdivision map

Cemeteries are not a permitted use. Results in some bulk variances – lot area for the proposed house and lot width, existing rear setback for the house of worship and exceeds maximum building coverage. The cemetery goes back and will be maintained by the Church, Lot 1.01. The corner is the cemetery.

Mr. Vogt – seeking design waiver – not building everything is all there.

Mr. Flannery – the cemetery is the triangle lot. The middle lot is the House of Worship.

Mr. Pfeffer – not proposing any changes.

Open to Public – Closed to Public.

Motion to approve – Moshe Nieman

Second – Mordy Gross

Roll call vote: affirmative: Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley, Mr. Halberstam,
Mr. Nieman

Appeal #4387 Rabin & Company, LLC. Nassau Street, Amsterdam, Columbus and Nostrand Avenue, Block 440.05 Lots 18-20, Block 440.06 Lots 8-11, Block 440.07 Lots 3-5, 46.01-46.02, R-2012C zone. Use variance to construct single family detached and duplex residential units.

Sam Brown, attorney for applicant. This is a bifurcated application. This was heard at the last meeting. This is an application of several applicants that joined in a joint venture. Looking for a use variance.

Brian Flannery, sworn.

A-1 sheet 89 of the tax map

A-2 aerial exhibit

A-3 xxxxxxxxxx changed

A-4 showing the properties 3 blocks in the middle of duplexes and a yeshiva

They adjusted the lots.

A-5

A-6 copy of use variance map showing the different owners

A-7 use variance map – duplexes and singles lines shown will remain and will not change

Mr. Flannery – Nostrand, Nassau, Columbus Avenue you can drive on - Nussbaum Avenue – Amsterdam Ave will be designed - 14 lots with 9 property owners – proposing maximum is 71.25

**ZONING BOARD OF ADJUSTMENT
MINUTES**

**AUGUST 24, 2026
PAGE 3.**

dwelling units per acre. Columbus Avenue- street name has been changed. Duplexes are over 10,000 – singles 7,000 sf. There are 14 lots with 9 property owners

Mr. Brown - This is a transition from one area which is very dense –

Mr. Flannery - There are 9 duplexes and 19 singles. Surrounding is duplexes on 10,000 sf are 7.2 units per acre – they are proposing Similar to an R-7.5 which is similar to the surrounding area. The duplexes are over 10,000 some of the singles would not comply with the 7,500 sf.

Mr. Brown – This is a transition from an area which is very dense. This will not change. This mixed use product that is definitely an improvement.

Mr. Flannery – density is consistent with the surrounding area. They will come back with subdivision each property owner will come back on his own lot.

Mr. Varga - The resolution will be recorded as a deed restriction. The lot lines will remain.

Mr. Brown - In can only be subdivided in accordance with resolution. This cannot change.

Mr Flannery - CAFRA was just approved. Two lanes in each direction. By 2029 there will be 5 lanes from Route 9 to Jackson.

Mr. Varga - Each homeowner will have the resolution with the conditions further inhibited any future adjustments.

Mr. Vogt suggested that it be tied to the CO's.

Open to Public. Closed to Public

Mr. Vogt – comfortable with this plan

Mr. Flannery - They will do a 12,000 sf duplex and then an 8,000 sf single.

Mr. Ribiat – not comfortable with 7,000 sf lots.

Motion to approve – Mr. Gelley with conditions that were discussed

Second - Mr. Gross

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Gross, Mr. Gelley, Mr. Nieman,
Mr. Halberstam

Nayes: Mr. Ribiat

Mr. Nieman left the meeting.

Appeal # 4395 -1127 CL, LLC, 1127 East County Line Road,

Moshe Klein requested that this application be carried to the October 5th Zoning Board meeting – Working with the neighbors.

Motion to carry, October 5th, No further notice, waiver of time – Mr. Ribiat

Second - Mr. Gelley

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Appeal # 4402 – Debroz Real Estate, 485 River Avenue, Block 778 Lot 43, HD-7 zone. To construct an addition to service the facility.

Miriam Weinstein, represented applicant. Preliminary and final approval for Atlantic Coast Nursing Home adding a kosher kitchen to the facility. Asking for conditional use approval. Side yard setback is non conforming and they will be exasperating that setback by a foot.

Brian Flannery, engineer/planner, sworn.

A-1 sheet 108 showing subject property

A-2 aerial showing

A-3 existing conditions plan

A-4 sheet 1 of 6 of the plans submitted

A-5 copy of layout dimension plan

A-6 architectural plan

Mr. Flannery – this is a 5 acre site adding a 2,000 sf addition. Everything is existing except for one area. The use is a conditionally permitted use – side yard setback is at 35 feet. Proposed at 34.8. De minimis impact. They will co-ordinate with engineering to decide where dumpsters will be. This addition is for a kosher kitchen.

Chairman asked about deliveries

Mr. Flannery – there is access all around the building.

Open to public – closed to public

Motion to approve – Mr. Gelley

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Appeal # 4398 – Ita Loewy, 1503 Sean Court, Block 187.05 Lot 20, R-15 zone. To construct an addition requesting side yard setback of 7.43 feet where 10 feet is required.

Ita Loewy and Yehudah Loewy, affirmed

Need an addition for their parents to come live with them and they have a large family. This is a modular unit. Converting part of the existing house. There is no basement street on the existing home and the basement in the modular is not for rental, sidewalk and utilities. They put it together on site. The existing will be redesigned for her parents. Addition is 24 or 25 feet. There is lots of parking – they live on a cul de sac. They currently have almost 2 full spots they could expand to have 2 full spots.

Mr. Vogt - Not proposing an inhabitable basement – the existing driveway is not quite 2 parking spaces. The chart requires 3 parking spaces.

Ms. Loewy – they now have one car between both of us.

Open to Public. Closed to Public.

**ZONING BOARD OF ADJUSTMENT
MINUTES**

**AUGUST 24, 2026
PAGE 5.**

Motion to approve – Mr. Ingber

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Recess.

Chairman announced that there were only 6 members present.

Ms. Weinstein – this is not a use variance so they will proceed.

Appeal # 4396 – Joel Kleinman, Arcadia Avenue, Block 425 Lot 7-9, R-12 zone. Variance for side yard setback, required 10 feet – proposed 7 feet and combined side yard setback of 15 feet where 25 feet is required for 3 lots.

Miriam Weinstein represented applicant. Asked for 2 separate votes- they should be taken together since they are on the same streets. They are seeking bulk variance relief for existing lots with existing bulk variances. Seeking single family homes in the Hearthstone area. Plans for the road design have been submitted and under review.

Yosef Portnoy, engineer, planner affirmed – lots are all vacant – they are existing lots. The properties are all in the R-12 zone where single family lots are permitted. They are all existing vacant lots.

A-1 Variance plan for block 425 lots 7, 8 and 9. For 3 existing lots are 50, by 250 ft 50 wide and 90 feet is required. Applicant is requesting 7 and 8 foot side setbacks to construct a 35 foot wide house.

Mr. Varga - 2 separate owners they cannot merge the lots.

Secretary said that there is a current lien on Lot 9.

Ms. Weinstein - There is no tax lien and the title was clear. They closed a few weeks ago. They were purchased in different entities.

Mr. Portnoy – the lot is only 50 feet wide and would only be allowed to construct a 25 foot wide house – they are asking for side yard setbacks of 10 and 10 to be able to construct a 30 foot wide house.

Appeal # 4401 -Joel Kleinman, Pine Blvd. Block 425 Lots 6 & 10 Block 428 Los 5 & 6, Block 429 Lots 2-5, 7-10, R-12 zone. Variance requested for side yard setback for all lots – combined side yard setback where required, front yard setbacks for corner lots.

Mr. Portnoy

A-2 – Includes Lot 425 lots 6 and 10 on the north side of Arcadia - Block 428 lots 5 and 6 and lots 429 lots 2, 3, 4, 5, 7, 8, 9, 10. Most of the lots are 7,500 sf and the 2 corners lots are 9,700. Short of the 12,000 required. Applicant requesting side yard setback variance of 7 feet and 8 feet, 15 feet combined. 2 front yards – asking for subservient side to have a 17 foot setback.

Mr. Chairman concerned about the side yard setback variances requested.

A-3 sheet 2 of 12 showing the proposed street sidewalk and utilities and submitted to Lakewood Engineering Department. Street will be improved to 40 foot pavement width.

Terry Vogt – have not seen the plans - assumed that they will come back with site plan – would recommend if the board acts favorably – the road design will have to be fully compliant with Township standards. The developer will be putting it in. Recommend is that a minimum don't submit for any CO's that the base of the roads are in.

Ms. Weinstein – there will be sidewalks and curbs.

Mr. Portnoy – the lot is only 50 feet wide.

A-4 - showing the surrounding R-12 zone. Asking for whatever has already been approved. Planning board has already approved a subdivision with lot width variance.

A-5 - Constructing a 25 foot wide house would not be conforming with the neighborhood and with the zone.

Ms. Weinstein - The Hearthstone neighborhood is an R-12 zone. And this is with in keeping with the neighborhood.

Chairman – these are old approvals.

Mr. Portnoy – the positive – there is no impact.

Ms. Weinstein – seeking bulk variances – these will be custom homes.

Chairman the whole road has to be finished.

Open to Public.

David Farkas, 942 Princewood Avenue, block 429 lot 23 his backyard has a natural buffer. Want to protect his backyard. Asked for the bigger the buffer the better. Maybe ask for fencing or landscaping. To keep his privacy preserved.

Moshe Pachtner – 913 Claire Drive – want to make sure that the approval includes sidewalks. A wider house looks nicer.

Joel Kleinman, sworn, applicant and owner, the narrower the house the deeper they go. Lots are 7500 sf. They will make the road 40 feet wide. A 25 foot wide house does not fit in with the neighborhood. The narrower the house the more they will lose in depth. Not asking for density, not asking for duplexes.

Closed to public.

Mr. Portnoy – requesting for the corner lots subservient side 17 feet. Will clear the sight triangle.

Ms. Weinstein - The applicant is building a 40 foot wide road connecting Massachusetts Avenue to Route 9.

**ZONING BOARD OF ADJUSTMENT
MINUTES**

**AUGUST 24, 2026
PAGE 7.**

Motion for **Appeal #4401** Joel Kleinman, Pine Blvd. - 33 foot wide house, 7 foot and 8 feet side yard setbacks staggered, road has to be complete before CO's - Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Motion for **Appeal # 4396 – Joel Kleinman**, Arcadia Avenue 33 foot wide house, side yard setbacks staggered – Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

Appeal # 4397 – Congregation Tiferes Ish, 131-135 East 7th Street, Block 231 Lots 29 & 30, R-7.5 zone. Use variance for a triplex.

Miriam Weinstein – this application is for minor subdivision approval for a triplex to be constructed. A triplex is not a permitted use. Asking for use variance. Property intended for use for the rabbi of the shul and one of his children and potentially for one of the congregants or the shammos. This will improve the neighborhood. There is a bordered up structure.

Brian Flannery, engineer/planner, sworn

A-1 copy of page 51 of the tax map

A-2 aerial photo

A-3 copy of minor subdivision map - existing conditions showing proposed triplex

A-4 subdivision map

A-5 architectural plan

Brian Flannery, property in the R-7.5 zone - a triple is not a permitted use. This lot is 15,000 sf.

There are townhouses and duplexes in the area. A duplex requires 10000 and they have 15,000 setback. This is an existing unique lot. Asking for use variance. This is a heavily populated area. The shul is right down the street and is walking distance for the rabbi and his son. Lot was denied for a duplex and a single.

Open to public.

Isaac Liberman, 779 Whitmore Street, affirmed. Will be honored to have the rabbi live on the block. The drainage is very bad on Whitmore Street, just asking for efficient drainage.

Mr. Vogt - They will be adding drainage for this property.

Closed to public.

Motion to approve – Mr. Ingber

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Ribiat, Mr. Gross, Mr. Gelley,
Mr. Halberstam

**ZONING BOARD OF ADJUSTMENT
MINUTES**

**AUGUST 24, 2026
PAGE 8.**

Resolutions

Appeal # 4389 – 1070 Cross Street, Block 494 Lot 55, R-40 zone. Resolution to approve a dormitory.

Appeal # 4392 – Henry Schuss, 183 Melville Avenue, Block 764 Lot 7, R-7.5 zone. Resolution to approve an addition with side yard setback variance of 5 feet.

Appeal # 4394 – Samuel Fettman, 24 Yerek Drive, Block 189.05 Lot 140.12, R-7.5 zone. Resolution to approve the construction of a deck in the rear yard setback.

Appeal # 4393 – Dovid Dick, 424 Laurel Avenue, Block 548 Lot 5, R-7.5 zone. Resolution to approve the construction of a duplex on 9,500 sf where 10,000 sf is required.

Appeal # 4383 – 4307A – Chestnut Equity, LLC, Route 70 between Evergreen Blvd and Woodcrest Avenue, Block 1087 lots 3, 8-10, 25, 27-29, Block 1088 Lots 2, Block 1089 Lots 1-4, 6, B-5 zone. Resolution to approve 4 story apartment building.

Appeal # 4391 - 560 Cross Street, LLC, 560 Cross Street, Block 524.30 Lot 6.01, M-1 zone. Resolution to deny 71 lot subdivision with 66 residential lots for duplexes, 3 stormwater lots, 1 lot for retail/office and 1 house of worship.

All in favor.

Motion to pay bills.

All in favor.

Motion to adjourn.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,

Fran Siegel, Secretary