

**ZONING BOARD OF ADJUSTMENT  
AGENDA**

**JULY 21, 2025  
7:00 P.M.**

**DRAFT**

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF JUNE 16, 2025**
- 4. CORRESPONDENCE**

**Appeal # 3574 -Isaac Bernstein -104 Ivory Court,** Request for additional lot coverage.

- 5. OLD BUSINESS**

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

**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 lots to be developed by others.

- 6. NEW BUSINESS**

**Appeal # 4358 – Hatzolah & Avalair Executive Center, LLC,** East County Line Road, Block 191 Lots 1, 6,7,8,10; block 192 Lots 1, 2,4 R-15 zone. Use variance approval of an ambulance garage and office building

**Appeal # 4354 – Debbie Mermelstein,** 1164 Coughlin Street, Block 1051 Lot 46.09. Seeking to vacate the existing shade tree and utility easement to accommodate improvements on the property.

**Appeal # 4334 – RM26MSE922B, LLC –** Cedarbridge Avenue, Blocks 1165, 1174, 1184-1186, 1197, various lots, ABC zone (Airport Business Commercial Zone). Subdivision

**Appeal # 4335 – R26MSE922B, LLC,** Cedarbridge Avenue, Block 1165 Lot 1, Block 1173 Lot 1, Block 1174 Lot Block 1175 Lot 1, Block 1184 Lot 1, Block 1185 Lot 1, Block 1186 Lot 1, Block 1187 Lot 1, Block 1195 Lot 1, Block 1197, Lot 1, ABC Zone. Use variance for self storage facility.

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

**Appeal # 4351 – Cong Tiferes Ish,** East 7<sup>th</sup> Street & Whitmore Street, Block 231 Lots 29, 30 R-7.5 zone. Subdivision to create 3 lots to construct one single family home and one duplex

**Appeal # 4363 – 35 Birch, LLC,** 35 Birch Street, Block 416 Lot 23, R-10 zone. To construct a single family with side, aggregate side and lot coverage variances requested.

**Resolutions**

**Appeal # 4359 – Congregation Khal Kodesh – Ner Dovid,** 1405 Tanglewood Lane, Block 25.08 Lot 1, R-12 zone – Resolution to approve an addition with variances

**Appeal # 4356 – Thomas Kessner,** 21 Columbus Avenue, Block 12.04 Lot 39, R-12 zone. Resolution to approve the construction of a single family home with bulk variances.

**Appeal # 4353 – Debbie Mermelstein,** Tori Drive, Block 2 Lot 136, R-40 zone. Resolution to approve the vacation of the existing tree preservation and conservation easement to construct a home, pool and play area.

**Appeal # 4347 – Mesivta Nezer Hatorah, Essex Avenue,** Block 1123/1130 Lots 1 & 8 & 7, R-40 zone. Resolution to approve a dormitory, gym, bais medrash building and faculty duplex.

**Appeal # 4357 – Beth Medrash Govoha of America, New Hampshire,** Block 189.03 Lot 160, R-20 zone. Resolution to approve up to 74 residential lots, with 1 lot for the school and 3 additional lots.

**Appeal # 4359 – Congregation Khal Kodesh-Ner Dovid,** 1405 Tanglewood Lane, Block 25.08 Lot 1, R-12 zone. Resolution to approve an addition.