

2023 Zoning Board of Adjustment Approvals & Denials

Appeal Number	Approved/ Denied	Block	Lot	Zone	Applicant	Location	Reason
4267	Approved 6/12/23	1023; 1009	1.01, 3; 1.04, 1.05	R10A	Congregation Sanz of Lakewood	Argyle & Wadsworth	Construction of a 3-story school with a height of 49 feet along with 3 Duplexes facing Wadsworth & 1 Duplex front Halsey Street
3787AAA	Denied 6/12/23	172	9	B4	Jr. Squan, LLC	Squankum Road	Amended Major Site Plan to remove community building
4105A	Denied 6/12/23	58	2	R12	Avery Weisz	1504 Madison Avenue	Displaying playground equipment & a sign variance in the front yard setback
4274	Approved 5/1/23	137	4	R10	Masoras Avos Inc,	1310 Monmouth Avenue	Construction if a 2,634 square foot addition to existing 2 story dwelling. Front set back to Monmouth Avenue, rear set back & lot coverage
4277	Approved 5/1/23	420.01	8	HD6	River Equities, LLC	River Avenue	Minor subdivision approval to construct a duplex. Front yard setback at 34 ft to River Avenue
4273	Denied 5/1/23	777	7	R10	Abraham Antebi	29 Cedar Street	Construction of 2 attached single family dwelling on a 9,994 square foot lot
4276	Approved 5/1/23	279	3.01	R12	Meyer Lazar	157 Columbus Avenue South	Construction of a ranch at 3,934 square feet
4100A	Approved 4/17/23	524	1, 2.03, 77.02	M1	New Hampshire Investments, LLC	752 Cross Street	Construction of a 44,600 square foot building with associated parking & amenities
4270	Approved 3/13/23	11.13	65, 66	R15	West Gate Gardens, LLC	Westgate	Construction of 3 storage buildings
4259A	Approved 3/13/23	1077.04	9.01	B5	Lotzarich, LLC	Florence Street	Minor Subdivision & Bulk Variance
4263	Denied 3/13/23	193	1.01	R15	Atlantic Site Construction	East County Line Road	Outdoor vehicle parking
3899A	Approved 3/13/23	193	1, 2, 4, 5	R15	Dov Kaufman	East County Line Road	Construct Resolution to approve the construction of project in 2 phases

4211C	Approved 3/13/23	1082	9	R20	Covington Village Condo Assoc. Inc	Locust Street	Confirm a decision rendered by the Honorable Marlene Lynch Ford
4039A	Approved 2/6/23	263	2	OSP	Melvin Freidman	Cedar Drive	Setback variance & amend Resolution
3787A	Approved 2/6/23	172	9	B4	JR Squan, LLC	Squankum Road	Amend Site Plan to modify building 8 from a 9 unit building to a 12-unit building
4254	Approved 2/6/23	855.02	32.02	R20	Shimon Meisels	1461 Read Place	Variance for steps in the side yard setback
4266	Denied 2/6/23	243	30, 31, 39	R75	Moshe Hecht	241-247 East 4 th Street	Construct a Triplex & Duplex
4211B	Denied 2/6/23	1082	9	R20	Covington Village Condo Assoc. Inc	Locust Street	Conditional use & variance
4265	Approved 1/9/23	1.06	3	R15	Maurice Freidman	5 Hawthorne Street	Raising the grade within 5ft of the property line
4268	Approved 1/9/23	12.03	5	R12	Gila Natan	138 Shady Lane	Aggregate side yard setback variance at 20ft
4264	Approved 1/9/23	12.04	124	R12	Tziporah Chapler	172 Carasaljo Drive	Side yard setback variance of 9.09ft
4256	Approved 1/9/23	169.01	2	R12	Daniel Polter	76 Carlton Avenue South	2 Story addition with front yard setback at 16.7ft
4087B	Approved 1/9/23	500	1	R40	Divonne Equity Group, LLC	Franklin Boulevard	3 Story office building. Height of 38.5 Building coverage at 22.83%
4160	Approved 1/9/23	172	7	B4	Diamond Communications, LLC	685 Squankum Road	Application withdrawn for Communications Tower
4263	Denied 1/9/23	193	1.01	R15	Atlantic Site Construction	East County Line Road	Vacant land into outdoor vehicle parking