

**ZONING BOARD OF ADJUSTMENT
MINUTES**

OCTOBER 5, 2026

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

Roll call attending: Mr. Gleiberman, Mr. Ingber, Mr. Naftali, Mr. Ribiat, Mr. Halberstam
Arrived late: Mr. Gelley, Mr. Lankry
Absent: Mr. Gross, Mr. Friedland
Also attending: Patrick Varga, Board Attorney
William Schwarz, Board Engineer/Planner
Fran Siegel, Secretary

Salute to the Flag.

Motion to approve minutes of August 24, 2026 – Mr. Ingber
Second – Mr. Gleiberman

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

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.
Request from Moishe Klein, attorney for applicant to carry so that they can work with neighbors.
Motion to carry to October 19 – Mr. Ingber
Second – Mr. Gleiberman
Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Naftali, Mr. Ribiat, Mr. Halberstam

Appeal # 4407 – Sterling Forest Homeowners Assoc. 144 Hadassah Lane, Block 423 Lot 78.01. Use variance for a Mikvah.

Miriam Weinstein represented applicant – seeking preliminary & final major site plan and use approval to construct a women’s mikvah for Shabbos use only. This development currently has a Shabbos mikvah in the shul. This will be used for Shabbos and holidays.

Brian Flannery, engineer/planner sworn

A-1 sheet 90 of the tax map showing the subject property on the corner of Route 9
A-2 plans showing the proposed mikvah
A-3 Layout and dimension plan
A-4 Existing conditions plan
A-5 Architecturals

Reviewed Mr. Vogts report.

HD-7 zone – mikvahs are not listed as a permitted use. Provided 2 parking spaces also a driveway is proposed.

Ms. Weinstein – nobody will be driving on this site. Will be only used on shabbbos and holidays.
2 parking spaces provided for the people coming to clean.

Mr. Flannery – There will be less than 5 changing rooms. Asking for front yard setback variances – also rear yard setback variance where 50 ft required and 20 feet provided.

Proposing an inherently beneficial use to accommodate the women in the development
Requesting waiver for sidewalk, etc. There will be landscaping along sidewalk for buffering.
Asking for a “D” variance. This is an HOA lot.
The driveway is not on route 9
There is no negative impact.

Mr. Lankry arrived

Ms. Weinstein -Most of the neighborhoods have their own mikvah. It is not exclusively for them.

Mr Halberstam – this is pretty much a secluded and quiet area.

Mr. Schwarz – there is an existing drainage easement. Security lighting will be needed.

Mr. Flannery – they will work with public works approval – there is a pipe in there.

Mr. Gelley arrived

Ms. Weinstein -The basement is for storage.

Mr. Flannery -The mikvah is on a separate lot owned by the HOA. The widening of Route 9 will not affect this.

Open to Public. Closed to Public,.

Motion to approve – Mr. Naftali

Second – Mr. Ribiat

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

Appeal # 4399 – Westmount Group, LLC, 270 Albert Avenue, Block 855.01 Lot 1.01, R-20 zone. Use variance requested for a used car lot and sales office.

Yosef Jacobowitz, attorney for applicant – requested to carry – there were some neighbors that would like to come to support this application.

Motion to carry to October 19th with no further notice and a waiver of time – Mr. Lankry

Second – Mr. Ribiat

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

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

Brian Flannery engineer, planner, sworn

A-1 sheet 90 on the tax map showing subject property

A-2 plan showing house

A-3 architectural plan

**ZONING BOARD OF ADJUSTMENT
MINUTES**

**OCTOBER 5, 2026
PAGE 3.**

Looking to construct a two story house on a 12,000 square foot lot. in the R-12 zone - Asking for an aggregate of 20 feet where 25 feet is required. The lot is 80 feet wide. The applicant did try to buy the property between this and the road from the Township. They want it as a buffer. It is the entrance to Hearthstone. The house will be 60 feet wide. The number of parking spaces will accommodate the amount of bedrooms.

Zacharia Grama – owner of property, applicant, affirmed

How many entrances are there to the basement – one side for apartment and one entrance for them for a play area for his family. There may be one apartment maybe. His wife does not want any apartment.

Open to Public. Closed to Public

Motion to approve with variance for aggregate setback and shed leave the 2 doors to the basement with one apartment – Mr. Lankry

Second – Mr. Naftali

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

Appeal # 4403 – Elroy Properties, LLC, Oak Street, Block 1006 Lots 2.01, 23.01, 1.04, HD-7 zone. To construct 4 duplex units and 2 single family dwellings

Adam Pfeffer represented applicant – to subdivide the lots into 11 individual lots with 4 duplexes and 2 single family dwellings. There is a pending application to the planning board. Single family homes are not a permitted use. The applicant would like to build 2 single homes where the duplex was approved.

Brian Flannery, sworn.

A-1 copy of sheet 137 of the tax map

A-2 copy of the survey – Croton Avenue was partially vacated – Applicant is working on getting the rest of Croton Avenue vacated.

Mr. Flannery - If that gets vacated it allows for another duplex. There is no house – they want to create a vacant lot.

A-3 copy of the duplexes that were approved by the Planning Board

Asking for 2 single family where they could have a duplex. Single family homes are not a permitted use in the HD-7 zone. Asking for 5 foot side yard setbacks where 7 feet in the HD-7 is required

A-4 aerial

A-5 rendered version 4 duplexes along Oak street

A-6 shows application that was submitted to the Planning Board showing the 4 duplexes and instead of the 2 singles it shows a duplex.

Mr. Gelley – go to Planning Board – get it approved for duplexes and then come back to us.

Mr. Halberstam – the Planning Board would approve it anyway, why make them come back?

Mr. Pfeffer – the whole thing is the 2 single families that are not permitted in the HD-7 zone.

Mr. Flannery – The single family will be 40 foot wide.

Mr. Schwarz – no issues with the single family homes.

Mr. Pfeffer - Would like to carry with no date - they will go to the planning board and then come back.

Motion to carry with no date - Mr. Lankry

Second - Mr. Gleiberman

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

Mr. Flannery - There attorney could not be there so they would like to carry until November 9th meeting.

Appeal # 4409 – SGS Development, Chestnut Street, Block 1159 Lots 40.08 – 40.11. Use variance to develop duplexes in accordance to R-10A standards.

Motion to carry to November 9th – no further notice and a waiver of time – Mr. Lankry

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gleiberman, Mr. Ingber, Mr. Lankry, Mr. Ribiat, Mr. Gelley,
Mr. Halberstam
Nays: Mr. Naftali

Motion to go into closed executive session to discuss litigation

All in favor.

Mr. Varga - Matters that were discussed were resolved.

Mr. Varga - **Appeal #4387 Rabin & Company, LLC**– paragraph 9 of the resolution states condition of approval that applicant stipulated that a deed restriction application shall be recorded each property associated with the application stating that any future subdivision or development of the subject property shall comply with this instant Use Variance application

Applicant professionals want the condition to be amended to stipulate that any prior to submitting any major subdivision application on this bifurcated approval, a deed restriction shall be recorded against each property etc.

Board discussed requested changes.

Mr. Varga – board was concerned with the future application – he disagrees with the change.

Mr. Flannery – everybody would have to do a deed restriction. The Boards concern was that they didn't want singles turned into duplexes.

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-20/12C zone. Resolution to approve use variance to construct single family detached and duplex residential units.

Appeal # 4330B– PL, LLC, Clearstream Road, Block 2 Lot 120.02, R-40 zone. Resolution to approve a one year extension.

Appeal # 4368 -Yocheved Kaplan, 412 Laurel Avenue, Block 548 Lot 3, R-10 zone. Resolution to approve a one year extension.

Appeal # 4321A -Berel Sasoon, 827 Morris Avenue, Block 426.01 Lot 6, R-12 zone. Resolution to approve amending resolution allow vinyl siding.

Appeal # 4396 – Joel Kleinman, Arcadia Avenue, Block 425 Lots 7-9, R-12 zone. Resolution to approve the construct of single family homes with variances.

Appeal # 4401 – Joel Kleinman, Pine Blvd, Block 425 Lots 6, 10 block 428 lots 5, 6, block 429 lots 2-5 7-10, R-12 zone. Resolution to approve

Appeal # 4398 – Ita Loewy, 1503 Sean Court, Block 187.05 Lot 20, R-15 zone. Resolution to approve an addition with variance for side yard setback.

Appeal # 4390 – Beth Medrash Govoha - 678 5th Street, Block 49 Lot 1, R-OP Zone. Resolution to approve a 3 lot subdivision.

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

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

All in favor.

Motion to pay bills.

Motion to adjourn.

Meeting adjourned at 10 P.M.

Respectfully submitted,

Fran Siegel, Secretary