

**ZONING BOARD OF ADJUSTMENT
AGENDA**

**JUNE 16, 2025
7:00 P. M.**

Updated 6/11/25

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF MAY 5, 2025**
- 4. CORRESPONDENCE**

Request to carry Appeal # 4345 – 506 East County Line Road LLC, 506-512 East County Line Road, Block 149 Lots 1, 2, 3, R-10 zone. To construct 3 duplex dwellings.

Request to carry Appeal # 4354 – Debbie Mermelstein, 1164 Coughlin Street,

- 5. OLD BUSINESS**

- 6. 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.

- 7. NEW BUSINESS**

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

Appeal # 4347 – Mesivta Nezer Hatorah, Essex Avenue, Block 1123/1130 Lots 1 & 8/1 & 7, R-40 zone. To add a dorm, gym, bais medrash building and faculty duplex to existing site.

Appeal # 4352 –516 E. 5th Street, LLC, 516 East Fifth Street, Block 243 Lot 4.01, R-7.5 zone. To construct a 2 story dwelling, requesting variances for side yard, rear yard, lot coverage.

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

Appeal # 4334 – R26MSE922B, LLC, Cedarbridge Avenue, Blocks 1165, 1174, 1184-1186, 1197, various lots, ABC (Airport Business Commercial) Zone. To construct a warehouse and self storage facility.

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 186 Lot 1, Block 1187 Lot 1, Block 1195 Lot 1, Block 1197 Lot 1, ABC (Airport Business Commercial) Zone.

Appeal # 4341 -300 Rt 70, LLC, Locust Street, B-5A zone, Block 1086 Lot 16.02 29 lot subdivision, to include 28 townhomes and 1 HOA lot to be used as a play area. Density (use) variance requested.

Appeal # 4351 – Cong Tiferes Ish, East 7th 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 # 4356 – Thomas Kessner, 21 Columbus Avenue, Block 12.04 Lot 39, R-12 zone To construct a single family home with bulk variances requested.

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

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 # 4359 – Cong Khal Kodesh-Ner Dovid, 1405 Tanglewood Lane, R-12 zone. Block 25.08 Lot. To construct an addition – requesting variances.

Resolutions

Appeal # 4158A – Blueberry Court, Block 534 Lot 7.17 – HD-7 zone resolution to approve warehouse/showroom.

Appeal # 4267 – Cong. Sanz of Lakewood, Block 1023 Lot 1.02, Argyle & Wadsworth Avenue, R-10 zone. Resolution to approve 4 lot subdivision.

Appeal # 4346 – 1000 Route 70, 1000 Route 70, Block 1248 Lot 7, B-5 zone. Resolution to approve use variance to construct mixed and multi family.