

**ZONING BOARD OF ADJUSTMENT
AGENDA**

**SEPTEMBER 8, 2025
7:00 P.M.**

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES – JULY 28, 2025**
- 4. CORRESPONDENCE**

Appeal #4149 – Yekusiel Schwartz, 5 Gudz Road, Block 11.04 Lot 24, R-12 zone.

Request from Miriam Weinstein to amend resolution to allow HVAC units on the side.

Appeal # 4330 – PL,LLC, Clearstream Road, Requesting 2 12 month extensions.

5. OLD BUSINESS

6. NEW BUSINESS

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.

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

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 # 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.

Appeal # 4364 – Hamilton of Lakewood, LLC, Block 855.05 lots 19 & 23, 600-800 New Hampshire Avenue, R-20 zone. Use variance for office building

Appeal # 4361 – Congregation Meshech Chochma, Rose Place & Williams Street, Block 420.01 Lot 20, R-7.5 zone. Subdivision to construct 2 duplexes, one single family. Existing Yeshiva with dormitory needs use approval.

Appeal # 4367 – 1501 Prospect Street, LLC. 1501 Prospect Street, Block 391 Lots 19 & 20.01, M-1 zone. Use variance for single family homes and duplexes and a retail building.

Appeal # 4365 – Sharon Dachs, 20 Adams Street, Block 9 Lot 2 R-15 zone. Addition to single family setback variance requested.

Appeal # 4366 – Peby Holdings, LLC, 505 East County Line Road, Block 104.02 Lot 8, OT zone. Use variance to construct a two family dwelling.

7. RESOLUTIONS

Appeal # 4362 - NJ American Water – Oak Street Well & Treatment Station, Block 1157 Lot 1, R-40 zone. Resolution to approve a new treatment building.

Appeal # 4354 – Debbie Mermelstein, 1164 Coughlin Street, Block 1051 Lot 46.09 R-20 zone. Resolution to approve the vacation of an existing shade tree and utility easement to accommodate improvements on the property.

Appeal # 4351 – Cong Tiferesh Ish, East 7th Street & Whitmore Street, Block 231 Lots 29, 30, R-7.5 zone. Resolution to deny the construction of 2 single family home and one duplex on undersized lots.

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