ZONING BOARD OF ADJUSTMENT **JUNE 8, 2026**
AGENDA

DRAFT

1. **ROLLCALL**
2. **SUNSHINE STATEMENT**
3. **SALUTE TO THE FLAG**
4. **APPROVAL OF MINUTES OF MAY 4, 2026**
5. **CORRESPONDENCE**
6. **OLD BUSINESS**

Appeal # 4380 - SK Prospect Cross Lakewood, LLC, Prospect Street, Block 490 Lot 1.02, M-1 zone.

7. **NEW BUSINESS**

Appeal #4387 - Rabin & Company, LLC, Nassau Street, Amsterdam, Columbus, and Nostrand Avenues, Block 440.05 Lots 18-20, Block 440.06 Lots 8-11, Block 440.07 Lots 3-5, 45, 46.01-46.02, R-20/12C zone. Use variance to construct single family detached and duplex residential units.

Appeal# 4383 - Chestnut Equity, LLC, Route 70 between Evergreen Blvd and Woodcrest Avenue, Block 1087, lots 3, 8-10, 25, 27-29, Block 1088 Lot 2, Block 1089 Lots 1-4, 6. Use variance for 4 story apartment building.

Appeal# 4346A-1000 Route 70 KV, LLC, Route 70, Block 1248 Lot 7, B-5 zone. To construct 4 apartment buildings consisting of 35 - 2 bedroom units. 2 commercial buildings to remain. Use variance approved for a mixed use multifamily development.

Appeal# 4391 -60 Cross Street, LLC, 560 Cross Street, Block 524.30 Lot 6.01, M-1 zone. 71 lot subdivision with 66 residential lots for duplexes, 3 stormwater lots, 1 lot for retail/office and 1 house of worship.

8. **RESOLUTIONS**

Appeal# 3935B - Ketan Mehta, Route 70, Block 1160.01 Lot 256.02 resolution to approve a year extension
Appeal # 4385 - Sendor Sturman, 1 East 13th Street, Block 149 Lot 11.01, R-10 zone Resolution to approve a dormitory to an existing school.
Appeal# 4388 -Abraham Gartenhaus, 517 Ashley Avenue, Block 774.03 Lot 1 -R-7.5 zone. Resolution to construct a single family home with bulk variances.