

**ZONING BOARD OF ADJUSTMENT
AGENDA**

DECEMBER 1, 2025

DRAFT

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES – NOVEMBER 10, 2025**
- 4. CORRESPONDENCE**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**

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

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

Appeal # 4368 – Yocheved Kaplan – 412 Laurel Avenue, Block 548 Lot 3, R-7.5 zone. Minor subdivision to create 2 duplex lots with a variance requested for 9,500 sf where 10,000 is required.

Appeal # 4350 – SGS Development Project, LLC, Block 1159 Los 40.08 – 40.11, R-40 Zone Subdivision for 4 duplex structures using R-10A requirements.

Appeal # 4371 – Ichiel Hold, Apple Street, Block 170 Lot 16, R-7.5 zone. Single family home requesting variances for setback, lot coverage and existing conditions.

Appeal # 4374 – Bostonia Equity LLC, 141 Harbour Avenue, Block 440.03 Lot 12, R-20C Proposing a single family home with a secondary frontage of 13.5 feet where 25 feet is required.

Resolutions

Appeal # 3874A – Rishon Assoc – resolution to approve an amended resolution to remove the condition of an enclosure for HVAC units.

Appeal # 4369 – Hatzalah EMS, Block 191 Lots 1 & 10, R-15 zone. Resolution to approve a use variance for the construction of an Ambulance Garage.

Appeal # 4372 – Avalair Executive Center, LLC. East County Line Road, Block 191 Lots 6-8 Block 192 lots 1-4, R-15 zone. Resolution to deny the construction of 2 future 3 story office buildings and a parking lot.

Appeal 4361 -Congregation Meshech Chochma, Rose Place & Williams Street. Resolution to approve use variance for a dormitory.