

DRAFT

1. **ROLL CALL**
2. **SUNSHINE STATEMENT**
3. **SALUTE TO THE FLAG**
4. **APPROVAL OF MINUTES OF JUNE 8, 2026**
5. **CORRESPONDENCE**
6. **OLD BUSINESS**
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 - 4307A – 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 approved 4/1/24 for 4 story apartment building.

Appeal # 4391 - 560 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.

Appeal # 4392 – Henry Schuss, 183 Melville Avenue, Block 764 Lot 7, R-15 zone. Construct an addition requesting side yard setback of 5 feet where 7 feet is required.

Appeal # 4394 – Samuel Fettman, 24 Yerek Drive, Block 189.05 Lot 140.12, R-10 zone. To construct a deck in the rear setback, required 20 feet – proposed 10 feet.

Appeal # 4393 – Dovid Dick, 424 Laurel Avenue, Block 548 Lot 5, R-7.5 zone. To construct a duplex on 9,500 sf where 10,000 sf is required.

Appeal # 4395 – 1127 CL,LLC, 1127 East County Line Road, Block 183 Lot 101, R-15 zone. Use variance for construction of an office building.

Appeal # 4389 - Ohel Gittel, 1070 Cross Street, Block 494 Lot 55, R-40 zone, Use variance for dormitory.

Appeal # 4396 -Joel Kleinman, Arcadia Avenue, Block 425 Lots 7-9, R-12 zone. Variance for side yard setback, required 10 feet - proposed 7 feet and combined side yard setback of 15 feet where 25 feet is required for 3 lots.

8. **RESOLUTIONS**

Appeal # 4380 – SK Prospect Cross Lakewood, LLC. Prospect Street, Block 490 Lot 1.02, M-1 zone. Resolution to approve major subdivision for duplexes.

Appeal # 4346A – 1000 Route 70 KV, LLC, Route 70, Block 1248 Lot 7, B-5 zone. Resolution to approve a mixed use multifamily development.