ZONING BOARD OF ADJUSTMENT **OCTOBER 19, 2026**
AGENDA

DRAFT

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

7. **NEW BUSINESS**

Appeal # 4399 – Westmount Group, LLC, 270 Albert Avenue, Block 855.01 Lot 1.01, R-20 zone. Use variance requested for a used car lot and sales office.
Appeal # 4400 – Lakewood Township MUA, 8 Four Seasons Drive, Block1449 Lot 22.61, R-40 zone. To install a 100' lattice tower, height variance.
Appeal # 4404 -River James, LLC - River Avenue & James Street, HD-6 zone. Block 415 Lots 14 & 15. To construct 2 duplexes.
Appeal # 4410 – **Candlite USA, LLC,** 1763 Lanes Mill Road, Block 187.15 Lots 16 & 104, OT Zone. Minor subdivision to create 4 lots, 2 duplex structures.
Appeal # 4406 – Eli Reinhold, Kennedy Blvd Block 140 Lots 5 & 6, OT zone
Use variance for a duplex.
Appeal # 4405 – 16 Adams LLC, 16 Adams Street, Block 9 Lot 8, R-15 zone. Use variance to construct a mikvah.
Appeal # 4395 – 1127 CL, LLC, 1127 East County Line Road, Block 183 Lot 101, R-15 zone. Use variance for the construction of an office building.

8. **RESOLUTIONS**

Appeal # 4408 – Zacharia Grama, 235 North Drive, Block 423 Lot 3, R-12 zone. Resolution to approve variance for combined side yard setback of 20 feet where 25 feet is required.

Appeal # 4407 – Sterling Forest Homeowners Assoc. 144 Hadassah Lane, Block 423 Lot 78.01. Resolution to approve a use variance for a Mikvah.