ZONING BOARD OF ADJUSTMENT **NOVEMBER 9, 2026**
AGENDA

DRAFT

1. **ROLL CALL**
2. **SUNSHINE STATEMENT**
3. **SALUTE TO THE FLAG**
4. **APPROVAL OF MINUTES OF OCTOBER 19, 2026**
5. **CORRESPONDENCE**

   Appeal # 4377 -Samuel Fleischer, requesting a one year extension of the subdivision approval

6. **OLD BUSINESS**

   Appeal # 4400 – Lakewood Township MUA, 8 Four Seasons Drive, Block 1449 Lot 22.61, R-40 zone. To install a 100 lattice tower, height variance requested

   Appeal # 4404 – River James, LLC – River Avenue & James Street, HD-6 zone. Block 415 Lots 14 & 15. To construct 2 duplexes.

7. **NEW BUSINESS**

   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 # 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 # 4409 – SGS Development, Chestnut Street, Block 1159 Lots 40.08 – 40.11. Use variance to develop duplexes in accordance to R-10 standards.

   Appeal # 4411 – Congregation Bais Medrash Kerem Shlomo Inc. 712 New Hampshire Avenue, Block 1159.03 Lot 13, R-20 zone. Proposing a yeshiva building with dorm rooms on the second floor and a dining hall in the basement.

8. **RESOLUTIONS**

   Appeal # 4395 – 1127 CL, LLC 1127 East County line Road, Block 183 Lot 101, R-15 zone. Resolution to deny a use variance for the construction of an office building.

   Appeal # 4405 – 16 Adams LLC, 16 Adams Street, Block 9 Lot 8, R-15 zone. Resolution to approve the construction of a Mikvah.