ZONING BOARD OF ADJUSTMENT **OCTOBER 5, 2026**
AGENDA

DRAFT

1. **ROLL CALL**
2. **SUNSHINE STATEMENT**
3. **SALUTE TO THE FLAG**
4. **APPROVAL OF MINUTES OF AUGUST 24, 2026**
5. **CORRESPONDENCE**
6. **OLD BUSINESS**

   Request from attorney to carry.

   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.

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 # 4408 -Zacharia Grama, 235 North Drive, Block 423 Lot 3, R-12 zone. Variance requested for combined side yard setback of 20 feet where 25 feet is required.
   Appeal # 4403 – Elroy Properties, LLC. Oak Street, Block 1006 Lots 2.01, 23.01, 1.04, HD-7 zone. To construct 4 duplex units and 2 single family dwellings.
   Appeal # 4409 – SGS Development, Chestnut Street, Block 1159 Lots 40.08 -40.11 Use variance to develop duplexes in accordance to R-10A standards.
   Appeal # 4407 – Sterling Forest Homeowners Assoc. 144 Hadassah Lane, Block 423 Lot 78.01. Use variance for a Mikvah.

8. **RESOLUTIONS**

   Appeal # 4330B– PL, LLC, Clearstream Road**,** Block 2 Lot 120.02, R-40 zone. Resolution to approve a one year extension.
   Appeal # 4368 -Yocheved Kaplan, 412 Laurel Avenue, Block 548 Lot 3, R-10 zone. Resolution to approve a one year extension.
   Appeal # 4321A -Berel Sasoon, 827 Morris Avenue, Block 426.01 Lot 6, R-12 zone. Resolution to approve amending resolution allow vinyl siding.
   Appeal # 4387 – Rabin & Company, LLC, Nassau Street, Amsterdam, Columbus and Nostrand Avenue, Block 440.05 Lots 18-20, Block 440.06 Lots 8-11, Block 440.07 Lots 3-5, 46.01, 46.02, R-20/12C zone. Resolution to approve use variance to construct single family detached and duplex residential units.
   Appeal # 4396 – Joel Kleinman, Arcadia Avenue, Block 425 Lots 7-9, R-12 zone. Resolution to approve the construct of single family homes with variances.
   Appeal # 4401 – Joel Kleinman, Pine Blvd, Block 425 Lots 6, 10 block 428 lots 5, 6, block 429 lots 2-5 7-10, R-12 zone. Resolution to approve
   Appeal # 4398 – Ita Loewy, 1503 Sean Court, Block 187.05 Lot 20, R-15 zone. Resolution to approve an addition with variance for side yard setback.
   Appeal # 4390 – Beth Medrash Govoha - 678 5th Street, Block 49 Lot 1, R-OP Zone. Resolution to approve a 3 lot subdivision.
   Appeal # 4402 – **Debroz Real Estate,** 485 River Avenue, Block 778 Lot 43, HD-7 zone. Resolution to approve an addition to service the facility.
   Appeal # 4397 – **Congregation Tiferes Ish,** 131-135 East 7th Street, Block 231 Lor 29 & 30, R-7.5 zone. Resolution to approve a use variance for a triplex.