

**ZONING BOARD OF ADJUSTMENT
AGENDA**

**OCTOBER 20, 2025
7.00 P.M.**

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES – SEPTEMBER 8, 2025**
- 4. CORRESPONDENCE**
- 5. OLD BUSINESS**

Appeal # 4352 – 516 E. 5th Street, LLC, 516 East 5th Street, Block 243 Lot 4.01, R-7.5 zone. To construct a 2 story dwelling, requesting variances for side yard, rear yard and lot coverage.

Appeal # 4365 – Sharon Dachs, 20 Adams Street, Block 9 Lot 2, R-15 zone. Addition to single family – 0 ft side setback variance requested.

Appeal # 4334 – RM6MSE922B, LLC – Cedarbridge Avenue, Blocks 1165, 1174, 1184-1186, 1197, various lots, ABC zone (Airport Business Commercial Zone) subdivision.

Appeal # 4335 – RM26MSE922B, LLC, Cedarbridge Avenue, Block 1165 Lot 1, Block 173 Lot 1, Block 1174 Lot 1, Block 1175 Lot 1, Block 1184 Lot 1, Block 1185 lot 1, Block 1186 Lot 1, Block 1187 Lot 1, Block 1195 Lot 1, Block 1197 Lot 1, ABC Zone. Use variance for a self storage facility.

Appeal # 4369 – Hatzalah EMS, Block 191 Lots 1 & 10, R-15 zone. 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. To construct 2 future 3 story office buildings. Use variance also for parking lot.

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 # 4361 – Congregation Meshech Chochma, Rose Place & Williams Street, Block 420.01 Lot 20, R-7.5 zone. Subdivision to construct 2 duplexes, one single family. Existing Yeshiva with dormitory needs use approval.

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.

7. Resolutions

Appeal #4354 – Debbie Mermelstein, 1164 Coughlin Street, Block 1051 Lot 46.09 R-20 zone. Resolution to approve the vacation of an existing shade tree and utility easement to accommodate improvements on the property.

Appeal # 4330A – PL, LLC, Clearstream Road, Block 2 Lot 120.02. Resolution to approve a 1 year extension.

Appeal # 4149A – Yekusiel Schwartz, 5 Gudz Road, Block 11.04 Lot 24, R-12 zone. Resolution to amend resolution to allow HVAC units on the side.

Appeal # 4349 – Chestnut Capital 7, LLC – Florence Street, Block 1092 Lot 7, B-5 zone. Resolution to deny a use variance for the construction of a duplex.

Appeal # 4341 – 300 Route 70 LLC, Locust Street, Block 1086 Lot 16.02 B5A zone. Resolution to deny the construction of townhomes.