

## ANNUAL REPORT 2024

### R-40 ZONE

**Appeal # 4331 – Ohel Gittel, Inc.** 1011 West Cross Street, Block 251.05 Lot 91, R-40 zone. Resolution to approve a use variance to convert the existing residential home into a Yeshiva with a dormitory.

**Appeal # 4301 – Israel Blumenfrucht** – Harvest Court, Block 251.05 Lot 17.01, R-40 zone. Resolution to approve the construction of a single family home with front yard setback of 26 feet where 30 feet is required.

**Appeal # 4301 – Blumenfrucht**, Harvest Court, Block 251.05 Lot 17.01, R-40 zone. Resolution to approve the removal of item # 5 that says that there will be no pool on the property.

**Appeal # 4304 – Yeshiva Gedola of Brick**, 420 Cross Street, Block 4524.36 Lot 9, R-40 Zone. Resolution to construct a School building with dormitory.

**Appeal # 4153 – 58 Drake, LLC – Ohel Gittel**, R-40 zone, Block 251/-2 Lots 18, 91, 93 and 101, resolution to void approval.

### R-40C ZONE

**Appeal # 4281 – 118 Ocean Avenue, LLC**, Block 837 Lot 1, Vine & Spruce Street. Resolution to deny subdivision for 6 single family lots.

### R-20 ZONE

**Appeal # 4308 – Eli Rosengarten**, 5 Belgian Hill Road, Block 1082.01 Lot 32, R-20 zone. Resolution to approve an inground pool at 8.6 feet from property line where 10 feet is required.

**Appeal # 4280 – Cross Street 4, LLC, 329 Cross Street**, Block 440 Lot 47, R-20 zone. Resolution to approve a use variance for an office building.

**Appeal # 4314 - Chaim & Shoshana Weiner**, 1576 Lanes Mill Road, Block 189.11 Lot 27, R-20 zone. Resolution to approve an addition and expansion of home office use.

**Appeal # 4126AA – Golders Green** – amended resolution to allow parking on lot 17.

### R-20C

**Appeal # 4211 – Covington Village Condo Assoc.** Locust Street, Block 1082 Lot 9 granting conditional use permit approval.

### R-15 ZONE

### R-12 ZONE

**Appeal # 4309A – Michael Rottenberg**, 1454 Ardenwood Avenue, Block 41 Lots 3 & 16, R-12 zone - Resolution to approve extension until June 17, 2027.

**Appeal # 4309 – Michael Rottenberg**, West County Line & Heathwood Ave, Block 41 lot 3 & 16, R-12 zone, Resolution to approve minor subdivision for the purpose of realigning the lot lines to separate house of worship from house of parsonage.

**Appeal # 4217A – Cellco Partnership – Verizon Wireless**, 900 Lakewood Avenue, Block 44 Lot 1, R-12 zone. Resolution to approve the construction of a communication tower.

**Appeal # 4310 – Prime Insurance**, 960 East County Line Road, Block 208.01 Lot 16.01, R-12 zone. Resolution to approve a use variance for an office building.

**Appeal # 4299 – Moshe Dovid Perlstein** -1305 Forest Avenue, Block 60 Lot 5, R-12 zone. Resolution to deny the construction of an addition needing variances for front and rear setback and building coverage.

**Appeal # 4256A – Polter, 76 Carlton Avenue**, Block 269.01 Lot 2. Resolution to amend addition from 18 x 40 to 16.2 x 50.

### **R-10 ZONE**

**Appeal # 4312 – Naomi Stavsky (Gorelick)** -1185 Monmouth Avenue, Block 150.06 Lot 12, R-10 zone. Resolution to approve the construction of a 2 story addition, variances approved for front, side and building coverage.

**Appeal # 4306 -Yitzchok Kozlik** – 14 James Street, Block 416 Lot 4, R-10 zone –Resolution to approve the construction of a duplex on an undersized lot required 12,000 sf proposed 11,541.

**Appeal # 4298 – David Sklarz**, 33 East 13<sup>th</sup> Street, Block 148 Lot 6, R-10 Zone. Resolution to approve the construction of a single family home with variances for front yard, rear yard, and lot coverage

### **R-7.5 ZONE**

**Appeal # 4320 - Shamshon Weiss**, 429 Bergen Avenue, Block 243.01 Lot 16, R-7.5 zone. To construct a 2 story dwelling needing variance for side yard setback and lot coverage.

**Appeal # 4290 – Moshe Hecht, 241-247 East 4<sup>th</sup> Street**, Block 243 Lots 30, 31 & 39, R-7.5 zone. Resolution to deny the subdivision of 3 lots to create 4 lots for a duplex and 2 single family dwellings.

**Appeal # 4303 – Hershel Salzberg**, 430 Laurel Avenue, Block 548 Lot 6, R-7.5 zone. Resolution to approved a duplex on an undersized lot. Approved 9,500 where 10,000 is required.

**Appeal # 4291 – Efraim Schiffer (David Oberman)** 361 Laurel Avenue, Block 538 Lot 23, R-7.5 zone. Resolution to approve popout in dining room and family room, 2 feet and deck in side yard setback.

**Appeal # 4291 – Efraim Schiffer (David Oberman)** 361 Laurel Avenue, Block 538 Lot 23, R-7.5 zone. Resolution to approve popout in dining room and family room, 2 feet and deck in side yard setback.

**Appeal # 4187A - 309 Ocean Avenue**, Block 246 Lot 44.01, R-7.5 zone. Resolution to approve parking variance, amended site plan.

**Appeal # 4045 – Simon Klein**, 368 Laurel Avenue, Block 536 Lot 156.02 R-7.5 zone – resolution to approve 2 access driveways.

**Appeal # 4073, David Birnbaum**, Ocean Ave, Block 249 Lots 10, 11 & 12, R-7.5 zone – Resolution to approve 2 year extension of approval

### **RM ZONE**

**Appeal # 3913A – Cong Tiferes Shulem**, 415 Monmouth Avenue, Block 159 Lot 18.01, RM zone – amended resolution to allow a 3 story building.

## **OT ZONE**

**Appeal # 4296 – Park Avenue Group, LLC**, Block 104.02 Lot 16, OT Zone Resolution to approve a use variance to construct a duplex.

**Appeal # 4316 – 19 Chestnut Way, LLC**, 505 East County Line Road, Block 104.02 Lot 8 OT zone. Resolution to DENY a use variance to replace an existing two – story dwelling with a new duplex.

**Appeal # 4313 – Congregation Satmar of Lakewood**, East County Line Road and Kennedy Blvd. Block 141 Lots 3 & 12, OT zone. resolution to approve the construction of a two story mikvah.

## **B-3 ZONE**

**Appeal # 4300 – 140 E. Kennedy Blvd. LLC**, 140 E. Kennedy, Block 105 lot 5, B-3 Resolution to deny the construction of a multi family structure.

## **B-4 ZONE**

**Appeal # 4315 – Squankum Investors, LLC**, Squankum Road, Block 169 Lot 21, B-4 zone. Resolution to approve subdivision into one duplex and 3 townhouses. (triplex

**Appeal # 4283 – East County Line Holdings, LLC. Pinehurst Drive**, Block 189.03 Lot 162. Resolution to approve Multi family apartment building.

## **B-5 ZONE**

**Appeal # 4307 – Chestnut Equity LLC**, Block 1087, 1088, 1089, lots various., B-5 zone. Resolution to approve use variance for multi family building in accordance with the RM zoning.

## **HD-7 ZONE**

**Appeal # 3877 – 15 Providence**, Resolution to amend resolution to allow exterior basement steps.

## **M-1 ZONE**

**Appeal # 4198AA – KBS Prospect Mt. LLC**, 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. Resolution to approve use variance to allow the use of a catering hall.

**Appeal # 3922AA – Prospect Vines HO Assoc.** Zinfandel Road, Block 490 Lot 43.02. M-1 zone. Resolution to approve a single family home with variances on the corner lot rather than the approved community center.

## **OSP ZONE**

**Appeal # 4317 – 742 Ocean Holdings, LLC**, 742 Ocean Avenue, Block 548 Lots 66, 67, 281 and 282 OSP zone. Major subdivision to create 9 duplex structures using bulk requirements per the R-7.5 zone.

**Appeal # 4153 – 58 Drake, LLC – Ohel Gittel**, resolution to void approval.