

DRAFT

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF NOVEMBER 13, 2023
4. CORRESPONDENCE

Appeal # 4045- Simon Klein, 368 Laurel Avenue – request to have 2 access driveways

Appeal # 3877 – 15 Providence, Block 1050 Lot 3.03, request to allow exterior basement steps, amend resolution

5. OLD BUSINESS

Appeal # 4198AA – KBS Prospect Mt. LLC. 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. To obtain use variance and final site plan approval to allow the use of his property as a catering hall.

Appeal # 4283 – East County Line Holdings, LLC. Pinehurst Drive, Block 189.03 Lot 162. Multi family apartment building. **Will provide a parking agreement on the adjoining road.**

Appeal # 4257 – 1510 Pine Street, Block 855.01 Lot 19, R-20 zone. Use variance requested to construct a 2 story office building.

6. NEW BUSINESS

Appeal # 4281 – 118 Ocean Avenue, LLC, Block 837 Lot 1 Vine & Spruce Street. To construct 6 single family lots in accordance with R-10 zoning requirements.

Appeal # 4290 – Moshe Hecht, 241-247 East 4th Street, Block 243 Lots 30, 31 & 39, R-7.5 zone. Applicant proposes to subdivide the existing 3 lots to create 4 lots for a duplex and 2 single family dwellings.

Appeal # 4285 – Isaac Israel- 1465 Lanes Mill Road, Block 187 Lot 52, R-15 zone. Use variance requested to convert residence to office.

Appeal # 4296 - Park Avenue Group, LLC, Block 104.02 Lot 16, OT zone. Use variance to construct a duplex in the OT zone.

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

7. RESOLUTIONS

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.

Circulation plan will be provided.

Appeal # 2969A – R-40 zone - resolution to approve transition of tree preservation and conservation easement area

Appeal # 4252A – Drake Road, R-40 zone. Block 251.02 Lot 95.01 -amended resolution for side yard setback.

Appeal #4186- David Flam, 309-315 Ocean Avenue, Block 246 Lots 44& 72- Resolution to grant a one-year extension to file map.

Appeal # 4271 – 400 Kennedy LLC, 400 East Kennedy Blvd, Block 142 Lot 8. OT Zone. Reolution to deny the construction of a single-family home.

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 # 4294 – Yisroel Blau, 979 East End Avenue, Block 208 Lot 141.02 R-10 zone.

Resolution to approve the construction of an inground pool at an 8 foot sideyard setback where 10 feet is required.

Appeal # 4269 – Lakewood Industrial Commission, the “Hub” at Lakewood Airport Road and Cedarbridge Avenue, Block 1160 Lots 220, 242-246, 260 and 262, ABC and M-1 zone.

Resolution to approve the construction of a 6 story building.

