

**ZONING BOARD OF ADJUSTMENT  
AGENDA**

**OCTOBER 7, 2024  
7:00 P. M.**

Updated 10/1/24

**DRAFT**

**1. ROLL CALL**

**2. SALUTE TO THE FLAG**

**3. APPROVAL OF MINUTES OF JULY 22, 2024**

**4. CORRESPONDENCE**

**Appeal # 4309A – Michael Rottenberg**, Request for extension of approval through June 17, 2027

**Appeal # 4229 SGS**, Request from Miriam Weinstein to remove condition # 5 from the resolution. There will be one separate entrance to the basement located on the side of the units.

**Appeal # Chestnut Gardens** – request to remove restriction of one-sided parking in this project.

**5. OLD BUSINESS**

**Appeal # 4313 – Congregation Satmar of Lakewood**, East County Line Road and Kennedy Blvd. East. Block 141 Lots 3 & 12. Use variance to construct a two story 16,017 square foot mikvah. **REQUEST TO CARRY UNTIL 11/18 ZBA MEETING**

**6. NEW BUSINESS**

**Appeal # 4318 – Naftali Blum**, 144 Astor Drive, Block 104 Lot 31, R-12 zone. To construct a 2 story dwelling seeking variance for lot coverage of 33.35% where 30% is permitted.

**Appeal # 4322 – Yeshiva Heichal Hatalmud**, Bellevue and Newport Avenue, Block 496 Lots 2.02 and 2.03, R-40 zone. Use variance to construct a yeshiva building with a gym and a dorm.

**Appeal # 4324 -Isaac Israel** – 1465 Lanes Mill Road, Block 187 Lot 52, R-15 zone. Use variance to convert residence to office.

**Appeal # 4319 – Yeshiva Meor Hatalmud of Lakewood**, 1265 Ridge Avenue, Block 190 Lot 153.01, R-15 zone. Use variance for high school w/dormitory.

**Appeal # 4319A – Yeshiva Meor Hatalmud of Lakewood**, (Yeshiva Nachlas Abba) 1265 Ridge Avenue, Block 190 Lots 153.01, 67.02, 151.03, R-15 zone. Lot line adjustment of lots 153.01, 67.02, 151.03 in block 190.

**Appeal # 4326 – Ohel Gittel, Inc.** 1200 West Cross Street, Block 494 Lot 53, R-40 zone. Variance/site plan approval to convert an existing residential home into a dormitory.

**Appeal # 4321 – Berel Sasoon**, 827 Morris Avenue, Block 426.01 Lot 6, R-12 zone. To construct a new single family dwelling with setback variances requested.

**Appeal # 4323 – 322 River Avenue, LLC**, 322 River Avenue, Block 416 Lot 17, HD-6 zone. Use variance for 2 single family residential lots not permitted in the zone.

**Appeal # 4292 – Congregation Lutzk**, 685 River Avenue, Block 782 Lot 7.02, R-12, R-10 & HD-6 zone. Use variance to construct a four story office building.

**Appeal # 4325 – 1501 Prospect Street, LLC**, 1501 Prospect Street, use and density variance to construct up to 66 duplex lots using the R-7.5 requirements.

**7. RESOLUTIONS**

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

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

