



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY SEPTEMBER 11, 2023
7:00 PM

The Board may take formal action on any agenda matter and such other matters to the extent known. The public is invited to attend.

Swear-In New Members:

Marco Vieira - Member

Peter Zaslowe - Alternate #3

Aharon Ashkenazi – Alternate #4

1. ROLL CALL

2. APPLICATIONS TO BE CONSIDERED:

ZB 22-16 PAUL McEVOY
70 Morris Ave

Block: 220, Lot: 7
Zone: TVD-R

Applicant is seeking a D (2) variance, expansion of a non-conforming use, to construct a 20'x38' 2-story addition onto the existing 2 family dwelling.

ZB 22-35 PLANETA BRASIL
604 Second Avenue, Suite 2

Block: 123 Lot: 12
Zone: C-3

Applicant is seeking a D (1) Use variance to open a check cashing store in the WEDO zone.

ZB 22-33 BONFILIA JIMENEZ
124 N. Fifth Avenue

Block: 323 Lot: 2
Zone: R-5

Applicant is appealing the Zoning Officer's decision and seeking bulk variance in the alternative.
Carried from 5/22/23.

ZB 22-38 LB REFORMED CHURCH EXPANSION
646 Broadway

Block: 241 Lot: 8
Zone: C-1

Applicant proposes an addition connecting the two existing buildings resulting in one building which will provide 15 affordable senior housing units, as well as associated parking, utilities, landscaping and lighting improvements.

ZB 22-21 JENINE & YAAKOV CHOUEKA
788/800 Shrewsbury Avenue

Block: 77 Lot: 5
Zone: R-2

Applicant is seeking bulk variance relief to construct additions and renovate the existing single-family dwelling on a corner lot. As well as, bulk variance relief for an in-ground pool and related site improvements. **Request to be carried to September 18.**



3. RESOLUTIONS:

ZB 22-31 Leon Roitburg
5 Howland Avenue

Block: 135, Lot: 9
Zone: R-4

ZB 23-10 Tiago De Oliveira
318 Eastbourne Ave

Block: 160 Lot:8.02
Zone: R-4

ZB 23-14 Lucia
688 Joline Avenue

Block: 342 Lots: 4,5,6 & 9
Zone: R-4/MB

ZB 22-27 Armondo & Maria Amorim
147 Pavilion Avenue

Block: 228 Lot: 30
Zone:TVD-R

ZB 22-28 Park Avenue Synagogue
295 Park Avenue

Block: 37 Lot: 39 & 42.02
Zone: R-2

4. MINUTES
August 14, 2023

6. ADJOURN