



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY October 16, 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 Member:
Aharon Ashkenazi- Alternate #4
Term Expiration 12/31/23

1. ROLL CALL

2. ADMINISTRATIVE

ZB 19-09 39 Cedar Avenue, Blk 89 Lot 8 - Pool Modification

3. APPLICATIONS TO BE CONSIDERED:

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 22-34 Greenstreich, LLC
16 Myrtle Avenue

Block: 238 Lot: 13
Zone: R-4

Applicant is seeking a Certificate of Nonconformity.

ZB 22-7 Intelligent Group, LLC
426 Sairs Avenue

Block: 146, Lot: 5, R-4
Zone: R-4

Applicant seeks minor sub-division with a D (2) variance.

ZB 22-39 95 Cooper Ave, LLC
95 Cooper Avenue

Block: 308, Lot:25
Zone: R-5

Applicant seeks bulk variance relief to request a permitted three-family use requiring site plan approval.



4. RESOLUTIONS:

ZB 22-27 ARMONDO & MARIA AMORIM 147 Pavilion Avenue	Block: 228 Lot: 30 Zone: TVD-R
ZB 22-16 PAUL McEVOY 70 Morris Ave	Block: 220, Lot: 7 Zone: TVD-R
ZB 22-35 PLANETA BRASIL 604 Second Avenue, Suite 2	Block: 123 Lot: 12 Zone: C-3
ZB 22-33 BONFILIA JIMENEZ 124 N. Fifth Avenue	Block: 323 Lot: 2 Zone: R-5
ZB 22-43 Sahar Family Trust 552 Westwood Avenue	Block: 107, Lot: 6 Zone: R-2
ZB 22-21 JENINE & YAAKOV CHOUEKA 788/800 Shrewsbury Avenue	Block: 77 Lot: 5 Zone: R-2
ZB 23-16 Fariba Ashkenazi 2008 Family Trust 801 Shrewsbury Avenue	Block: 78 Lot: 3.01 Zone: R-2

5. MINUTES
September 18, 2023

6. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS MONDAY, OCTOBER 23, 2023