



**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULARLY SCHEDULED PUBLIC MEETING**  
**MONDAY NOVEMBER 13, 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.

**1. ROLL CALL**

**2. APPLICATIONS TO BE CONSIDERED:**

**ZB 23-24 75 Morrell Street, LLC**  
**75 Morrell Street**

**Block: 175 Lot: 10**  
**Zone: R-4**

Applicant is seeking a Certificate of Nonconformity to continue the use of a two-family use in a single-family zone district.

**ZB 23-13 Monmouth Family Health Center**  
**80 Pavilion Avenue**

**Block: 214 Lot: 1**  
**Zone: R-6**

Applicant seeks approvals to install 933 sq ft office space to existing medical office building. Expansion of a nonconforming use. Carried from 9/18/23.

**ZB 23-8 Grimado, LLC**  
**753 Greens Avenue**

**Block: 85 Lot: 11**  
**Zone: R-5**

Applicant seeks bulk variance relief for post-construction property improvements. Certificate of Nonconformity for 6 units where 4 units are permitted in the R-5 Zone. Carried from 9/18/23.



**3. RESOLUTIONS:**

<b>ZB 22-27 Amorim</b> <b>147 Pavilion Avenue</b>	<b>Block: 228 Lot: 30</b> <b>Zone: TVD-R</b>
<b>ZB 22-35 Brasil</b> <b>604 Second Avenue, Suite 2</b>	<b>Block: 123 Lot: 12</b> <b>Zone: C-3</b>
<b>ZB 22-43 Sahar Family Trust</b> <b>552 Westwood Avenue</b>	<b>Block: 107, Lot:6</b> <b>Zone: R-2</b>
<b>ZB 22-21 Choueka</b> <b>788/800 Shrewsbury Avenue</b>	<b>Block: 77 Lot: 5</b> <b>Zone: R-2</b>
<b>ZB 23-16 Fariba Ashkenazi 2008 Family Trust</b> <b>801 Shrewsbury Avenue</b>	<b>Block: 78 Lot: 3.01</b> <b>Zone: R-2</b>
<b>ZB 22-38 LB Reformed Church</b> <b>646 Broadway</b>	<b>Block: 241 Lot: 8</b> <b>Zone: C-1</b>
<b>ZB 22-34 Greenstreich, LLC</b> <b>16 Myrtle Avenue</b>	<b>Block: 238 Lot: 13</b> <b>Zone: R-4</b>
<b>ZB 22-7 Intelligent Group, LLC</b> <b>426 Sairs Avenue</b>	<b>Block: 146, Lot: 5, R-4</b> <b>Zone: R-4</b>

**4. MINUTES**  
**October 23, 2023**

**5. ADJOURN**

**NOTE: NEXT REGULARLY SCHEDULED MEETING IS MONDAY, NOVEMBER 27, 2023**