



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY NOVEMBER 27, 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 23-17 Temple Beth Miriam
180 Lincoln Avenue

Block: 4 Lot: 3
Zone: R-1

Minor subdivision creating two conforming lots. No new construction is proposed on either lot once subdivided.

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. **Request to be carried.**

ZB 23-21 907 Ocean, LLC
907 Ocean Avenue

Block: 59 Lot: 3
Zone: R-1

Applicant proposes to construct a new single-family home, with an attached garage, driveway, and accessory recreational amenities, including an in-ground pool, cabana, fire pit, and barbecue. The property is presently improved only with a bulkhead, revetment, and the elevated deck atop the revetment. Applicant is requesting variance relief to maintain the elevated deck and for the construction of the new residence and cabana.

ZB 23-22 Block Kraft Properties, LLC
298 Branchport Avenue

Block: 356 Lot: 1
Zone: C-3

Certificate of Nonconformity for a mixed use building first floor commercial with two residential dwelling units in the C-3 Zone District.



3. RESOLUTIONS:

ZB 22-43 Sahar Family Trust 552 Westwood Avenue	Block: 107, Lot:6 Zone: R-2
ZB 22-21 Choueka 788/800 Shrewsbury Avenue	Block: 77 Lot: 5 Zone: R-2
ZB 22-38 LB Reformed Church 646 Broadway	Block: 241 Lot: 8 Zone: C-1
ZB 22-34 Greenstreich, LLC 16 Myrtle Avenue	Block: 238 Lot: 13 Zone: R-4
ZB 22-7 Intelligent Group, LLC 426 Sairs Avenue	Block: 146, Lot: 5, R-4 Zone: R-4
ZB 23-24 75 Morrell Street, LLC 75 Morrell Street	Block: 175 Lot: 10 Zone: R-4

**4. MINUTES
November 13, 2023**

5. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS MONDAY, DECEMBER 11, 2023