



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY SEPTEMBER 18, 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 22-43 Sahar Family Trust
552 Westwood Avenue

Block: 107, Lot:6
Zone: R-2

Applicant proposes to convert existing medical professional office to a residential use, creating two residential units onsite.

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.

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.

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.

ZB 23-16 Fariba Ashkenazi 2008 Family Trust
801 Shrewsbury Avenue

Block: 78 Lot: 3.01
Zone: R-2

Applicant seeks relief for a front yard setback of 17.82' where a minimum of 35' is required. Subject property is located on a corner lot where two front yards exist.



3. RESOLUTIONS:

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

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

4. MINUTES
September 11, 2023

5. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS MONDAY, OCTOBER 16, 2023