

**ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**June 13, 2023**

**7:30 P.M.**

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of May 23, 2023
6. Order of Business:

**Z.B. 21-6758 Tahir Mohammad**-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.

HAS BEEN POSTPONED INDEFINATELY, NEW NOTICING WILL BE REQUIRED.

**Z.B. 19-6697 Northeastern**-Public Hearing seeking a one year extension of the Preliminary and Final Site Plan approval granted December 8, 2020 to construct a car wash building located at Route 79 and School Road West, Block 351, Lot 2 & 3 within the C-2 zone.

**Z.B. 23-6807 Travis Lamberson**-Public Hearing seeking a Bulk Variance to expand the existing deck and to construct a roof above the deck, located at 64 Brown Road, Block 170, Lot 49 within the LC zone.

**Z.B. 23-6808 Litman**-Public Hearing seeking Bulk Variance approval to construct a one story addition including a front porch cover, and an enlarged rear deck located at 3 Nelson Street Block, 134 Lot 20 within the R30/20 zone.

**Z.B. 23-6809 Badalov**- Pubic Hearing seeking a Bulk Variance to install an in-ground pool with concrete patio located at 15 Bennett Court, block 331 lot 62.07 within the R-20 zone.

**Z.B. 23-6804 Jain**- Continued Public Hearing seeking Use Variance approval to construct a 5 bedroom single family home with attached 3 car garage located at 11 Hobart Street, Block 223 Lot 16 within the C-1 zone.

**Z.B. 22-6794 Outfront Media, LLC**- Continued public hearing seeking an interpretation of the Zoning Officers determination on August 18, 2022 stating no light emitting LED billboards, video billboards,

pulsating or animated billboards shall be permitted. If the Board should agree with the Zoning Officer, the Applicant would seek the necessary use variance to replace both faces of the existing billboard located at 1 Route 9 Block 175, Lot 1 within the C-4 Zone.

7. Resolution:

**Z.B. 16-67570A Collier Services**-Memorialization granting approval to amend the condition of approval to allow the use of the six temporary classrooms for an additional five years located at Pleasant valley Road, Block 153, Lot 38 & 47 within the CF zone

**Z.B. 23-6805 DiMarco**-Memorialization granting Bulk Variance approval to exceed permitted lot coverage of existing pool and patio located at 14 Rosen Drive Block 268.02, lot 7 within the FRD zone.

Motion to adjourn