

ZONING BOARD OF ADJUSTMENT

AGENDA REVIEW AND PUBLIC HEARING

- Approval of Minutes from September 16, 2026, Board Meeting
 - Approval of Resolutions from September 16, 2026, Board Meeting
1. Applicant: **BREWSTER 1 SPV, LLC** (*Duncan M. Prime, Esq.*)
ADDRESS: 811 N. Brewster Road
Block 3301, Lot 56, Zone R-5
Type of Variance: “D”
Requesting: Use variance for a major subdivision creating twenty-one (21) single-family lots.
 2. Applicant: **MOLE RESUBDIVISION** (*Michael J. Gruccio, Esq.*)
ADDRESS: S. Delsea Drive and Elm Road
Block 5502, Lot 10, Zones B-3/R-5
Type of Variance: “D”
Requesting: Use variance and subdivision to create convey a portion of one lot to three (3) other lots.
 3. Applicant: **DOUGLAS ALBRECHT** (*Pro se*)
ADDRESS: 720 E. Park Avenue
Block 2314, Lots 53-56, Zones R-2
Type of Variance: “D”
Requesting: Use variance to permit the operation of a barbershop in an existing commercial building on a lot that also contains a single-family dwelling and a waiver for site plan approval.
 4. Applicant: **MARCIAL LOPEZ**
ADDRESS: 412 S. Sixth Street
Block 4108, Lot 10
Requesting: Extension request for Resolution 2025-30.
 5. Applicant: **LARK PROPERTIES**
ADDRESS: 785 E. Oak Road
Block 2302, Lots 15 & 16
Requesting: Extension request for Resolution 2025-65.
 6. Applicant: **LILAC POINTE**
ADDRESS: W. Walnut Road
Block 4801, Lots 40 & 41
Requesting: Extension request for Resolution 2022-56.

PUBLIC COMMENT