

ZONING BOARD OF ADJUSTMENT AGENDA

REORGANIZATION, AGENDA REVIEW

PUBLIC HEARING

1. Applicant: **ELEUTERIO PROPERTIES, LLC** *Robert DeSanto, Esq.*
ADDRESS: 1190 Rogers Avenue
Block 6303, Lot 36, Zone R-3
Type of Variance: "C"
Requesting: Side yard setback of 4.82 feet whereas 15 is required and front yard setback of 15 feet whereas 35 feet required for the expansion of an existing single family dwelling.

2. Applicant: **ALEJANDRA PEREZ** *Postponed until March 18, 2026*
ADDRESS: 1245 Warren Drive
Block 2104, Lot 88, Zone R-2
Type of Variance: "C"
Requesting: Construction of a 3,800 square foot pole barn for business-related purposes along with a waiver of site plan requirements.

3. Applicant: **RORY & JENNIFER SENSEMAN**
ADDRESS: 1316 Riviera Boulevard
Block 5301, Lot 9, Zone R-4
Type of Variance: "C"
Requesting: Side yard setback of 11.1 feet whereas 15 feet required for the construction of a kitchen addition to a single family home.

4. Applicant: **WEST WOOD REALTY, LLC** *Matthew Robinson, Esq.*
ADDRESS: 240 W. Wood Street
Block 2915, Lot 12, Zone R
Type of Variance: "C"
Requesting: Certification of non-conforming use for a two-unit family dwelling.

5. Applicant: **LEADERS OF TOMORROW, INC.** *Brian Swope, Esq.*
ADDRESS: 28 S. West Avenue
Block 3602, Lot 19, Zone R-2
Type of Variance: "D"
Requesting: Preliminary/final major site plan approval to construct additional parking and site improvements to an existing one story building.

6. Applicant: **KG RENOVATIONS, LLC** *Matthew Robinson, Esq.*
ADDRESS: 1108 E. Landis Avenue
Block 3114, Lot 24, Zone R-P
Type of Variance: "D"
Requesting: Use variance for a real estate management office.

7. Applicant: **RESTEK CORPORATION** *Michael Gruccio, Esq.*
ADDRESS: 510 N. West Boulevard
Block 2234, Lots 7 & 8, Zones RB-1/R-1
Type of Variance: "D"

Requesting: Use variance for an expansion of a manufacturing facility along with site improvements.

8. Applicant: **CCS DEVELOPMENT, LLC**

Michael Gruccio, Esq.

ADDRESS: 2112 S. Delsea Drive

Block 5601, Lots 75 & 76, Zone B-3/R-3

Type of Variance:

Requesting: Extension request for resolution #2024-08.

PUBLIC COMMENT