

**REGULAR HEARING  
VIRTUAL  
SEPTEMBER 25, 2025  
6:00 PM**

Please use the link below to join the hearing:

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Link to Google Drive

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Extensions:

Application: ZBA-20-51

Premises: 11-19 Herbert Place

Block(s)/Lot(s) 617.01:9,52,54,55

Ward: North

Applicant: 17 Herbert Place, LLC

Project: In the R-2 zone, the applicant proposes construction of a new five story 24 residential unit building above 20 parking spaces. Mid-rise multifamily dwellings are not permitted in the R2 zone. **Applicant is seeking a D<sup>1</sup> Use Variance; C Variances for insufficient side yard setback, exceeding maximum lot coverage, insufficient building facade transparency, insufficient shade trees and insufficient off-street parking. Site Plan Approval is required. This application was approved on February 11, 2021. The applicant is requesting three one-year extensions.**

Pending Applications:

Application: ZBA-25-08

Premises: 269-271 Elizabeth Avenue

Block(s)/Lot(s) 2726-19

Ward: South

Applicant: 271 Elizabeth Ave Auto Group LLC

Project: In the C-3 Zone the applicant proposes construction of a new auto parts store/warehouse. **Applicant is seeking D<sup>3</sup> Variance for failing to meet conditional use standards and C Variances for insufficient lot size, insufficient side yard, insufficient rear yard, insufficient ground floor height. Site Plan Approval is required.**

**Memorialization of resolutions:**

**Memorialization of Minutes**

**Resolution to convene into Executive Session**

**End of Meeting:**