

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF CLOSTER, NEW JERSEY
AGENDA FOR REGULAR MONTHLY MEETING**

WEDNESDAY,
April 16, 2008
8:00 P.M.

1. Opening remarks
2. Pledge of Allegiance
3. Attendance
4. Correspondence
5. Approval of Minutes: March 19, 2008 Regular Monthly Meeting
6. Work Session Subcommittee
7. Open to the Public

8. Block 1306, Lots 1 & 2
1 Ruckman Road
Case No. Z-2007-11

Applicant: Jung Kim
Attorney: David Watkins

This site plan approval application was filed on March 29, 2007 and perfected on April 25, 2007. Hearing is scheduled for the May 16, 2007 Regular Monthly Meeting. Submissions were received on June 7, 2007, November 30, 2007 and March 6, 2008. Hearings were held on January 16, 2008, February 20, 2008, March 19, 2008 and were adjourned to the April 16, 2008 Regular Monthly Meeting.

9. Block 2304, Lot 16
408 Anderson Avenue
Case No. Z-2007-30

Applicant: Diamond Engineers & Developers Inc.
Attorney: David Watkins

This variance approval application for new construction was filed on December 6, 2007 and perfected on December 19, 2007. Submissions were received on December 31, 2007, January 3, 2008, February 5, 2008 and February 26, 2008. Hearing was scheduled for the January 16, 2008. Applicant requests postponement to the April 16, 2008 Regular Monthly Meeting.

10. Block 1407, Lot 8
31 Carlson Court
Case No. Z-2008-03

Applicant: Christiano & Biana Pereira
Attorney: Representing themselves

This variance approval application for an addition was filed on January 10, 2008 and deemed complete on January 23, 2008. Submissions were received on February 6, 2008. Hearing is scheduled for the February 20, 2008 Regular Monthly Meeting and was adjourned to the March 19, 2008 Regular Monthly Meeting.

11. Block 2004, Lot 38
22 Garry Road
Case No. Z-2008-04

Applicant: Richard Hochron
Attorney: Representing himself

This variance approval application for an addition was filed on January 22, 2008 and deemed complete on February 27, 2008. Hearing was scheduled for March 19, 2008 and adjourned to the April 16, 2008 Regular Monthly Meeting.

12. Block 2302, Lot 52
30 Laurence Court
Case No. Z-2008-05

Applicant: Vincent & Theresa Russo
Attorney: Representing themselves

This variance application for an as built was filed on February 5, 2008 and deemed complete on February 27, 2008. Submissions were received on March 6, 2008. Hearing was scheduled for the March 19, 2008 Regular Monthly Meeting. Applicant requests postponement to the April 16, 2008 Regular Monthly Meeting.

13. Block 1301, Lot 10 & 11
170 Closter Dock Road
Case No. P-2008-02

Applicant: Desan Enterprises, Inc.
Attorney: David Watkins

This mini site plan approval application for conversion of office space to residential apartments was filed on January 30, 2008 and was reviewed by the mini site plan subcommittee on February 6, 2008 where it was forwarded to the Planning Board for site plan approval. It was determined by the Planning Board Engineer and Attorney that this application should be transferred to the Zoning Board of Adjustment. This application was reviewed on February 27, 2007 and deemed complete on March 26, 2008. Hearing is scheduled for the April 16, 2008 Regular Monthly Meeting.

14. Block 1005, Lot 1
362 Durie Avenue
Case No. Z-2008-08

Applicant: Dharamraj Baboo
Attorney: Representing himself

This use variance application for a two family conversion was filed on March 10, 2008 and deemed complete on March 26, 2008. Submissions were received on April 2, 2008. Hearing is scheduled for the April 16, 2008 Regular Monthly Meeting.

15. Block 1205, Lot 17
69 West Street
Case No. Z-2008-07

Applicant: Bhagvanji Sangani
Attorney: Theodore E. Maloof

This use variance application for a two family conversion was filed on February 25, 2008. Applicant requests review for the April 23, 2008 Work Session Meeting.

16. Block 502, Lot 3
121 Schraalenburgh Road
Case No. Z-2003-29

Applicant: SuperValue, Inc.
Attorney: David M. Watkins, Esq.

This Variance Approval application for expansion of a non-conforming use was filed on October 2, 2003 and was perfected on November 24, 2003. Postponement requests were received on June 16, 2004 and January 19, September 13, October 19, and November 21, 2005. Submissions were received on August 9, and October 12, 2004 and May 9, 2005. Hearings were held on March 24, May 19, June 30, August 16, October 18, and November 15, 2004 and March 16, May 18, June 15, July 12, and November 16, 2005 and January 18, 2006 and February 15, 2006 at which time the board voted to deny. A memorialization resolution is being prepared and will be distributed when available.

17. ANNUAL REPORT

18. ADJOURNMENT OF MEETING:

<u>Meeting</u>	<u>Date</u>	<u>Deadline 12:30 P.M.</u>
Work Session Meeting:	Wednesday, April 23, 2008	Thursday, April 10, 2008
Regular Monthly Meeting:	Wednesday, May 21, 2008	Thursday, May 8, 2008

All meetings commence at 8:00 P.M. unless otherwise noted

The Board endeavors to conclude the public portion of its meetings at 11:00 P.M.