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

WEDNESDAY,
August 20, 2008
8:00 P.M.

1. Opening remarks

2. Pledge of Allegiance

3. Attendance

4. Correspondence

5. Approval of Minutes: June 18, 2008 Regular Monthly Meeting
   June 25, 2008 Work Session Meeting
   July 16, 2008 Regular Monthly Meeting
   July 23, 2008 Work Session Meeting

6. Work Session Subcommittee

7. Open to the Public

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8. Block 1306, Lots 1 & 2 — Applicant: Jung Kim
   1 Ruckman Road — Attorney: David Watkins
   Case No. Z-2007-11

Applicant applied for conditional site plan approval on March 29, 2007 and perfected on April 25, 2007. Hearing was 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, at which time it was adjourned to the May 21, 2008 meeting. On the basis that the development application had been revised, applicant sought work session review. The applicant was referred to the June 25, 2008 Work Session agenda. The applicant was to submit updated site, architectural and landscaping plans. This application was deemed complete subject to receipt of requested items ten days prior to scheduled hearing date. Hearing date was scheduled for July 16, 2008. Attorney had requested adjournment to the August 20, 2008 meeting. Attorney has now requested the hearing be postponed to the September 17, 2008 Regular Monthly Meeting and requested an extension of time upon which the Board has to act through September 17, 2008.

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9. Block 1301, Lot 10 & 11 — Applicant: Desan Enterprises, Inc.
   170 Closter Dock Road — Attorney: David Watkins
   Case No. P-2008-02

Applicant is seeking use variance and site plan approval for conversion of office space to residential apartments that was filed on January 30, 2008 and 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 was scheduled for the April 16, 2008 Regular Monthly Meeting, at which time it was adjourned to the May 21, 2008 meeting. Attorney requested adjournment to the July 16, 2008 meeting, and again to the August 20, 2008 Regular Monthly Meeting.

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

Applicant: Bhagvanji Sangani
Attorney: Theodore E. Maloof

Applicant is appealing the determination of the Zoning Officer that a two-family use is not permitted. In the alternative, the Applicant is requesting a use variance for such use. This application for a two family conversion was filed on February 25, 2008. Applicant requested review for the April 23, 2008 Work Session Meeting. Case was heard on May 21, 2008 and June 18, 2008 Regular Monthly Meetings and further adjourned to July 16, 2008 Regular Monthly Meeting. Attorney has requested adjournment to the August 20, 2008 Regular Monthly Meeting.

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11. 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 was held April 16, 2008 Regular Monthly Meeting, at which time it was adjourned to the May 21, 2008 meeting. Case was heard on May 21, 2008 and June 18, 2008 Regular Monthly Meetings and further adjourned to July 16, 2008 Regular Monthly Meeting. Application was approved and a Resolution will be prepared by our attorney and distributed when available.

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12. Block 2302, Lot 40
8 Lawrence Court
Case No. Z-2008-09

Applicant: Carmine Stella
Attorney: David Watkins

This application for a residential variance for a patio was filed on April 8, 2008. Review is scheduled for the April 23, 2008 Work Session Meeting. Variance relief needed for excessive impervious coverage. The case was scheduled for May 21, 2008; Attorney requested adjournment to the June 18, 2008 Regular Monthly meeting. Case was heard and approved with a 3% reduction of impervious coverage. A resolution was prepared by our attorney and is awaiting the Chairman's signature.

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13. Block 1406, Lot 1
72 Primrose Lane
Case No. Z-2008-10

Applicant: Eric and Denise Mattes
Attorney: Representing Themselves

Applicant is seeking a residential variance from section 103-1c to install a six foot fence in a front yard. The hearing was originally scheduled for May 21, 2008 and postponed to June 18, 2008 Regular Monthly Meeting. Case was heard and approved for a new 6ft black vinyl fence. A resolution was prepared by our attorney and is awaiting the Chairman's signature.

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14. Block 510, Lot 9
28 Haring Street
Case No. Z-2008-11

Applicant: Anthony & Maria Guilini
Attorney: Representing Themselves

Applicant is seeking a residential variance relief regarding impervious coverage. An enlargement of the driveway is proposed for room to park the second family a car. Application was perfected at May 28, 2008 Work Session Meeting and is scheduled for hearing on June 18, 2008. Case was heard and approved for an enlargement of driveway with brick pavers. A resolution was prepared by our attorney and is awaiting the Chairman's signature.

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15. Block 1203, Lot 7
35 John Street
Case No. Z-2008-12

Applicant: Robert & Michelle Armaniaco
Attorney: Stuart D. Liebman

Applicant is appealing the determination of the Zoning Officer that the outdoor storage on the property in not permitted/pre-existing. In the alternative, the Applicant will request use variance for such use. Application was received May 20, 2008. Application was scheduled for Work Session on June 25, 2008.

The applicant has not satisfied the paperwork as of the June 3, 2008 letter. Applicant to submit updated site, architectural and landscaping plans and was referred to the July 23, 2008 Work Session Meeting. The applicant postponed due to the professional's inability to attend the Work Session Meeting. Application will be moved to the August 27, 2008 Work Session Meeting.

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16. Block 1203, Lot 5
517 High Street
Case No. Z-2008-13

Applicant: James Crimmins
Attorney: Stuart D. Liebman

Applicant is appealing the determination of the Zoning Officer that outdoor storage on the property is not permitted/pre-existing. In the alternative, the Applicant will request a use variance for such a use. Application was received May 20, 2008. Application was scheduled for Work Session on June 25, 2008;

The applicant has not satisfied the paperwork as of the June 3, 2008 letter. Applicant to submit updated site, architectural and landscaping plans and was referred to the July 23, 2008 Work Session Meeting. The applicant postponed due to the professional's inability to attend the Work Session Meeting. Application will be moved to the August 27, 2008 Work Session Meeting.

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17. Block 1201, Lot 14 & 15
163 Closter Dock Road
Case No. Z-2008-14

Applicant: Mark Maddaloni
Attorney: Representing Himself

Applicant is seeking residential variance relief from impervious coverage so that they may replace an existing shed. The applicant has requested an adjournment to the September 27, 2008 Regular Monthly Meeting.

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18. Block 1716, Lot 2
31 Maple Avenue
Case No. Z-2008-15

Applicant: Ohan & Lore Stamboulian
Attorney: Representing Themselves

Applicant is seeking variance relief from lot area, lot width, front yard setback, side yard setback, and building coverage in order to build a second a story on existing single family residential home. Application was filed June 11, 2008 and is scheduled for Work Session on June 25, 2008. This application was deemed complete subject to receipt of requested items ten days prior to scheduled hearing date. Hearing is scheduled for July 16, 2008. Application was approved and a Resolution will be prepared by our attorney and distributed when available.

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19. Block 1806, Lot 11
14 Piermont Road
Case No. Z-2008-16

Applicant: Charanjit Ahluwalia
Attorney: David Watkins

Applicant is seeking residential variance relief of front yard setback with purpose to add a second story. Application was received on June 18, 2008, and is scheduled for the July 23, 2008 Work Session Meeting. This application was deemed complete subject to receipt of requested items and is scheduled for the August 20, 2008 Regular Monthly Meeting.

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20. Block 2402, Lot 2
9 Ranch Lane
Case No. Z-2008-17

Applicant: Terrance Allen
Attorney: Alain Mulkay

Applicant is seeking residential variance relief from impervious coverage for a proposed fish pond and patio. Application was received July 2, 2008, and is scheduled for July 23, 2008 Work Session Meeting. The applicant was requested to gather all original documentation and return for perfection on the August 27, 2008 Work Session Meeting.

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21. Block 805, Lot 50
61 Old Closter Dock Road
Case No. Z-2008-18

Applicant: William DeSaussure
Attorney: Michael Prigoff

Applicant is seeking residential side-yard variance relief for proposed deck. Application was received July 2, 2008, and was scheduled for July 23, 2008 Work Session Meeting. This application was deemed complete and was scheduled for the August 20, 2008 Regular Monthly Meeting.

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22. Block 205, Lot 7
21 Bergenline Avenue
Case No. Z-2008-19

Applicant: Edgar Pena
Attorney: Representing Themselves

Applicant is seeking residential variance relief on an as-built patio which was constructed prior to applicant's knowledge of permit requirements. Application was received June 27, 2008, and was scheduled for July 23, 2008 Work Session Meeting. This applicant is to complete documentation regarding both requested variances and return to the August 27, 2008 Work Session Meeting.

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23. Block 2205, Lot 10
290 Anderson Avenue
Case No. Z-2008-20

Applicant: Thomas Antoshak
Attorney: David Watkins

Applicant is seeking residential variance relief of front yard set back in order to add a family room and make interior alterations. Application was received July 10, 2008, and was scheduled for the July 23, 2008 Work Session Meeting. This application was deemed complete subject to receipt of requested items and was scheduled for the August 20, 2008 Regular Monthly Meeting.

24. Block 1203, Lot 2
63 John Street
Case No. Z-2008-21

Applicant: Denny Wiggers
Attorney: Donna Vellekamp, Esq.

Applicant is seeking a use variance relief to use residential property for commercial use. Application was received July 15, 2008, and is scheduled for the August 27, 2008 Work Session Meeting.

25. ADJOURNMENT OF MEETING

Meeting	Date	Deadline 12:30 P.M.
Work Session Meeting:	Wednesday, August 27, 2008	Thursday, August 14, 2008
Special Meeting	Tuesday, September 9, 2008	Wednesday, August 27, 2008
Regular Monthly Meeting:	Wednesday, September 17, 2008	Thursday, September 4, 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.