

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

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

1. Opening remarks
  2. Pledge of Allegiance
  3. Attendance
  4. Correspondence
  5. Approval of Minutes: January 16, 2008 Reorganization & Regular Monthly Meeting
  6. Work Session Subcommittee
  7. Open to the Public
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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 and November 30, 2007. Hearings began on January 16, 2008 and were adjourned to the February 20, 2008 Regular Monthly Meeting.

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9. Block 1905, Lot 1  
7 Hickory Lane  
Case No. Z-2007-29

Applicant: Seth & Susan Schwinger  
Attorney: David Watkins

This appeal from zoning officer decision was filed on November 5, 2007 and deemed complete on November 26, 2007. Hearing is scheduled for the December 19, 2007 Regular Monthly Meeting. Submissions were received on December 4, 2007 and January 23, 2008. Applicant requests postponement to the March 19, 2008 Regular Monthly Meeting.

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10. 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 and February 5, 2008. Hearing was scheduled for the January 16, 2008. Applicant requests postponement to the February 20, 2008 Regular Monthly Meeting.

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11. Block 601, Lot 24  
187 Crescent Street  
Case No. Z-2008-01

Applicant: Joseph Higgins  
Attorney: Representing Himself

This variance approval application for an addition was filed on January 3, 2008 and deemed complete on January 23, 2008. Submissions were received on January 24, 2008. Hearing is scheduled for the February 20, 2008 Regular Monthly Meeting.

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12. Block 2205, Lot 4  
240 Anderson Avenue  
Case No. Z-2008-02

Applicant: Makoto & Makiko Sato  
Attorney: Representing themselves

This variance approval application for a portico was filed on January 8, 2008 and deemed complete on January 23, 2008. Submissions were received on January 30, 2008. Hearing is scheduled for the February 20, 2008 Regular Monthly Meeting.

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13. 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.

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14. 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. Review is scheduled for February 27, 2008 Work Session Meeting.

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15. 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. Review is scheduled for the February 27, 2008 Work Session Meeting.

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16. 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. Review is scheduled for the February 27, 2007 Work Session Meeting.

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17. 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.

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18. ADJOURNMENT OF MEETING:

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<u>Meeting</u>	<u>Date</u>	<u>Deadline 12:30 P.M.</u>
Work Session Meeting: 2008	Wednesday, February 27, 2008	Thursday, February 14,
Regular Monthly Meeting:	Wednesday, March 19, 2008	Thursday, March 6, 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.