

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

WEDNESDAY,
July 16, 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
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, at which time it was adjourned to the May 21, 2008 meeting. On the basis that the development application has been revised applicant seeks work session review and will notice for public meeting when scheduled. Referred to June 25, 2008 Work Session agenda. The applicant is 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 has requested adjournment to the August 20, 2008 meeting.

9. 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, at which time it was adjourned to the May 21, 2008 meeting. Attorney has requested adjournment to the July 16, 2008 meeting.

10. 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 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.

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.

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

Applicant: Carmine Stella
Attorney: David Watkins

This use variance application 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 is being prepared by our attorney.

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 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 is being prepared by our attorney.

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

Applicant: Anthony & Maria Guilini
Attorney: Representing Themselves

Applicant is seeking 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 is being prepared by our attorney.

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

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

This application is to appeal the determination of the Zoning Officer that the outdoor storage on the property is 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.

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

Applicant: James Crimmins
Attorney: Stuart D. Liebman

This application is to appeal 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.

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

Applicant: Mark Maddaloni
Attorney: Representing Himself

Applicant is seeking variance relief from impervious coverage so that they may replace an existing shed. Application was filed June 5, 2008, and scheduled for Work Session on June 25, 2008. This application was deemed complete and scheduled for the August 20, 2008 hearing date

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

Applicant: Ohan & Lore Stambouljian
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.

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

Applicant: Charanjit Ahluwalia
Attorney: David Watkins

Applicant is seeking 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.
