

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

WEDNESDAY,  
June 18, 2008  
8:00 P.M.

1. Opening remarks
  2. Pledge of Allegiance
  3. Attendance
  4. Correspondence
  5. Approval of Minutes: May 21, 2008 Regular Monthly Meeting  
May 28, 2008 Work Session 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, 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.

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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.

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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 requests review for the April 23, 2008 Work Session Meeting, where a further hearing was set for May 21, 2008. Case was heard and further postponed to June 18, 2008 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 and further postponed to June 18, 2008 Meeting.

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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. **READY HOLD FOR THE ATTORNEY – 9:30 P.M.**

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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 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.

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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 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.

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