

**ZONING BOARD OF ADJUSTMENT  
BOROUGH OF CLOSTER, NEW JERSEY  
AGENDA FOR WORK SESSION MEETING**

WEDNESDAY,  
June 25, 2008  
8:00 P.M.

1. Pledge of Allegiance

2. Attendance

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3. 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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4. 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 is scheduled for Work Session on June 25, 2008.

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5. 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 is scheduled for Work Session on June 25, 2008.

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6. 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 is scheduled for Work Session on June 25, 2008.

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7. 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.

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8. ADJOURNMENT OF MEETING:

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<u>Meeting</u>	<u>Date</u>	<u>Deadline 12:30 P.M.</u>
Work Session Meeting:	Wednesday, July 23, 2008	Wednesday, July 10, 2008
Regular Monthly Meeting:	Wednesday, July 16, 2008	Wednesday, July 3, 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.