



**ZONING BOARD OF ADJUSTMENT
WORK SESSION
(AGENDA)**

Wednesday, July 28, 2010 @ 8:00pm
to be held @ Senior Citizens' Center



- A. Pledge of Allegiance
- B. Attendance
- C. Caseload: Item #'s 1 - 4 (see below)
- D. Adjournment of Work Session



Item #1

Case #Z-2010-07 24 Yale Place (Block 2004/Lot 7)	Applicant(s): Representation:	Estate of Rudi & Gertrude Mitschke David Watkins, Esq.
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The applicant is appealing the determination of the Zoning Officer as to whether or not the subject property and 25 Yale Place (known as Block 2004/Lot 6 and located on the same side of the street even though it has an odd number as its address) are either legally-merged or separate lots; **NOTE #1:** the applicant's objective is to construct a new single-family house on the subject lot; **NOTE #2:** it is the position of the Zoning Officer that, due to a lack of documentation on the merger question, the Board has jurisdiction on the application; **NOTE #3:** the applicant argues the subject property was purchased by the deceased from the Borough in 1951 as a separate/buildable lot, and that a merging of the 2 adjacent parcels of land was never the intention of either the grantor or grantee; the application was received May 21, 2010 and scheduled for the June 23, 2010 Work Session, at which neither the applicant nor counsel attended, thereby requiring the Subcommittee to reschedule the case for the **July 28, 2010 Work Session.**



Item #2

Case #Z-2010-08 95 Robinhood Avenue (Block 704/Lot 15)	Applicant(s): Representation:	Frank & Imma Rotondo Selves
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The applicants are seeking Bulk Variance Relief for a driveway expansion to their residence; the application was received July 12, 2010 and scheduled for the **July 28, 2010 Work Session**.

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Item #3

Case #Z-2010-09
251 Parsells Lane
(Block 2304/Lot 16)

Applicant(s): Phillip & Sung Kwon
Representation: Elliot Urdang, Esq.

The applicants, who are contract purchasers of the subject property having a newly-constructed residence on-site, are seeking Bulk Variance Relief for the installation of an in-ground swimming pool and patio; the application was received July 21, 2010 and scheduled for the **July 28, 2010 Work Session**.

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Item #4

Case #Z-2010-10
1 Ruckman Road
(Block 1306/Lots 1 & 2)

Applicant(s): Joong Kim (et al)
Representation: David Watkins, Esq.

The applicant is seeking Amendment Approval to a previously-approved Board application (Case #Z-2007-11) whereby a Use Variance and Site Plan (Major) Approval were granted for the construction of a new office building and renovation of an existing office/warehouse; the application was received July 21, 2010 and scheduled for the **July 28, 2010 Work Session**.