

Item #1

Case #Z-2008-13
49 John Street
(Block 1203/Lot 5)

Applicant(s): James Crimmins
Representation: Stuart Liebman, Esq.

The applicant is seeking a Use Variance for the continuation of an existing contractor's yard operation located in District #2 (Residential); the application was received May 20, 2008 and scheduled for the June 25, 2008 Work Session; due to documentation not being received prior to the deadline, the application was postponed to the July 23, 2008 Work Session and again, to the August 27, 2008 Work Session; the application was perfected, and pending the Board's receipt of requested items and public noticing requirements, scheduled for the September 17, 2008 Hearing; the applicant postponed to the October 15, 2008 Hearing, December 17, 2008 Hearing and, again, to the January 21, 2009 Hearing; the applicant's request to get direction on how to proceed, via the outcome of the 63 John Street application (Case #Z-2008-21), was granted by the Board; due to the slow progression being made with regards to the 63 John Street application *<said application has since been dismissed without prejudice by the Board and re-filed by the applicant>*, the applicant requested to be scheduled, pending receipt of public *re-noticing* requirements, for the June 17, 2009 Hearing; due to both the Board's heavy caseload and scheduling conflicts with the applicant's planner, the applicant requested a postponement to the September 16, 2009 Hearing; due to the Board's heavy caseload, it granted the applicant an appearance at the November 2, 2009 (Special) Hearing, at which time, it was postponed to the December 16, 2009 Hearing and, again, to the January 20, 2010 Hearing; due to a scheduling conflict with the applicant, the case was postponed to the March 17, 2010 Hearing; the applicant opted to forgo bifurcation and filed an addendum for Site Plan Review as part of his application, requiring *re-perfection* and, therefore, the case was referred back to the Subcommittee for completeness review at the March 24, 2010 Work Session; the addendum for Site Plan (Major- Preliminary/Final) Review was perfected and scheduled, pending the Board's receipt of requested items, for the April 21, 2010 Hearing; due to the Board's heavy caseload, the application was postponed to the **May 19, 2010 Hearing**.

Item #2

Case #Z-2010-06
161 Columbus Avenue
(Block 1006/Lot 1)

Applicant(s): Michael & Debbie Bergman
Representation: Selves

The applicants are seeking Bulk Variance Relief for the construction of an addition and front porch to their residence; the application was received May 13, 2010 and scheduled for the **May 26, 2010 Work Session**.

Item #3

Case #Z-2010-05
85 Chestnut Avenue
(Block 2401/Lot 1)

Applicant(s): Woo Kum Kang
Representation: Roman Scharankov & Michael Kang

The applicant is seeking Bulk Variance Relief for the construction of an addition to 1 of 2 existing single-family houses situated on 1 lot of her property; <NOTE: due to a decision by the Superior Court of New Jersey- Bergen County Law Division (see Docket #BER-L-7807-05) reversing a prior Board decision to uphold an Appeal of the Zoning Officer's determination of said project, the applicant is entitled, as per the Court's order, to pursue a new application to the Board strictly for Bulk Variance Relief (a Use Variance, the Court has determined, is not required)>; the application was received March 9, 2010 and scheduled for the March 24, 2010 Work Session, at which time, it was deemed incomplete; the applicant was required to re-appear before the Subcommittee and scheduled, pending the Board's receipt of requested items, for the April 28, 2010 Work Session; being the applicant did not file requested items by the deadline, the case was postponed to the **May 26, 2010 Work Session**.

Item #4

Case #Z-2009-14
63 John Street
(Block 1203/Lot 2)

Applicant(s): Dennis Wiggers
Representation: Donna Vellekamp, Esq.

The applicant is seeking Use Variance and Site Plan (Minor) Approvals for the continuation of an existing contractor's yard operation located in District #2 (Residential); the application was received August 14, 2009 and scheduled for the August 26, 2009 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the November 16, 2009 Hearing; due to the Board's heavy caseload, the application was postponed to the December 16, 2009 Hearing, April 21, 2010 Hearing, May 19, 2010 Hearing and, again, to the **June 16, 2010 Hearing**.

Item #5

Case #Z-2009-15
9 First Street
(Block 1707/Lot 1)

Applicant(s): James & Glynis Dolan
Representation: Andrew Kohut, Esq.

The applicants are seeking an Interpretation of Zoning Ordinance(s) for the continuation of a 2-family use at the subject property; in the alternative, they would seek a Use Variance; the application was received September 1, 2009 and scheduled for the September 23, 2009 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the November 16, 2009 Hearing; due to the Board's heavy caseload, the application was postponed to the January 20, 2010 Hearing, April 21, 2010 Hearing, May 19, 2010 Hearing and, again, to the **June 16, 2010 Hearing**.

Item #6

Case #Z-2010-01
309 Closter Dock Road
(Block 1701/Lot 1)

Applicant(s): X-Tra Care, LLC
Representation: Richard Hubschman, Esq.

The applicant is seeking Use Variance and Site Plan (Major- Preliminary/Final) Approvals to operate a car wash/detailing establishment in District #2 (Residential); the application was received January 4, 2010 and scheduled for the January 27, 2010 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 21, 2010 Hearing; **NOTE #1:** in response to the Subcommittee's requests, specifically its site improvement recommendations, the applicant, a prospective tenant, not owner, of the subject property, asked that it be able to proceed to the full Board and have it consider the case based on the subject property's existing condition; **NOTE #2:** as per the Board Attorney, the applicant was permitted to attempt such an approach but stressed it would be the Board's decision whether or not to allow the applicant to proceed with its case in such a manner; due to the Board's heavy caseload, the application was postponed to the May 19, 2010 Hearing and, again, to the **June 16, 2010 Hearing**.

Item #7

Case #Z-2010-02 31 Carlson Court (Block 1407/Lot 8)	Applicant(s): Representation:	Christiano & Bianca Pereira Selves
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The applicants are seeking Bulk Variance Relief for the construction of an addition, in-ground swimming pool and other appurtenances to their residence; the application was received January 12, 2010 and scheduled for the January 27, 2010 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the March 17, 2010 Hearing; direct testimony was completed, however, the Board requested clarifications and, thus, the case was adjourned, pending the Board's receipt of requested items, to the May 3, 2010 (Special) Hearing; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize**.

Item #8

Case #Z-2010-03 61 Crescent Street (Block 506/Lot 9)	Applicant(s): Representation:	Joon Yoo Self
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The applicant is seeking Bulk Variance Relief solely for a driveway expansion to his residence <**NOTE:** this proposal is in conjunction with the conversion of an existing cellar to a garage and the construction of (3) retaining walls>; the application was received January 13, 2010 and scheduled for the January 27, 2010 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 21, 2010 Hearing; due to the Board's heavy caseload, the applicant was granted an appearance at the May 3, 2010 (Special) Hearing; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize**.

Item #9

Case #Z-2010-04
128 O'Shaughnessy Lane
(Block 1703/Lot 19)

Applicant(s): Peter & Christina Vadis
Representation: Selves

The applicants are seeking Bulk Variance Relief for the construction of an addition, side entrance roof overhang and patio expansion to their residence; the application was received February 9, 2010 and scheduled for the February 24, 2010 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 21, 2010 Hearing; due to the Board's heavy caseload, the applicant was granted an appearance at the May 3, 2010 (Special) Hearing; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**

Item #10

Case #Z-2008-12
35 John Street
(Block 1203/Lot 7)

Applicant(s): Robert Armaniaco
Representation: Stuart Liebman, Esq.

The applicant is seeking a Use Variance for the continuation of an existing contractor's yard operation located in District #2 (Residential); the application was received May 20, 2008 and scheduled for the June 25, 2008 Work Session; due to documentation not being received prior to the deadline, the application was postponed to the July 23, 2008 Work Session and again, to the August 27, 2008 Work Session; the application was perfected, and pending the Board's receipt of requested items and public noticing requirements, scheduled for the September 17, 2008 Hearing; the applicant postponed to the October 15, 2008 Hearing, December 17, 2008 Hearing and, again, to the January 21, 2009 Hearing; the applicant's request to get direction on how to proceed, via the outcome of the 63 John Street application (Case #Z-2008-21), was granted by the Board; due to the slow progression being made with regards to the 63 John Street application *<said application has since been dismissed without prejudice by the Board and re-filed by the applicant>*, the applicant requested to be scheduled, pending receipt of public *re-noticing* requirements, for the June 17, 2009 Hearing; due to both the Board's heavy caseload and scheduling conflicts with the applicant's planner, the applicant requested a postponement to the September 16, 2009 Hearing; the applicant's planner completed his direct testimony and the Board granted an appearance at the November 2, 2009 (Special) Hearing; initial and additional testimony from the applicant and his planner, respectively, was heard; the applicant was receptive to the Board's suggestion of bifurcating his application to include Site Plan Approval, pending it's granting of a Use Variance; the application was adjourned, pending the Board's receipt of requested items, to the December 16, 2009 Hearing; the applicant began redirect examination and the application was adjourned, pending the Board's receipt of requested items, to the January 20, 2010 Hearing; all testimony was completed and the case was closed to the public for comments and questions, however, summations and a Board vote were postponed to the February 17, 2010 Hearing; the Use Variance portion of the application was approved by the Board; the Board memorialized the Resolution pertaining to the Use Variance approval at the March 17, 2010 Hearing; NOTE: said approval was contingent upon the applicant's prior acceptance of bifurcation and, therefore, an addendum to the application

seeking Site Plan Review was to be filed, perfected and approved by the Board so to avoid nullification of acquired Use Variance; the applicant filed an addendum for Site Plan Review as part of his application, requiring *re-perfection* and, therefore, the case was referred back to the Subcommittee for completeness review at the March 24, 2010 Work Session; the addendum for Site Plan (Major- Preliminary/Final) Review was perfected and scheduled, pending the Board's receipt of requested items, for the April 21, 2010 Hearing; the Site Plan Review portion of the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**