



## Item #1

*Submissions:* 5/17/11; 6/3/11  
*200' List:* 6/1/11

*Taxes:* 2<sup>nd</sup> Quarter (2011)  
*Newspaper:* 6/4/11

Case #Z-2011-10  
219 Cedar Lane  
(Block 705/Lot 9)

Applicant(s):  
Representation:

Tito & Adoracion Temporosa  
Douglas Radick, RA

The applicants are seeking Bulk Variance Relief for the construction of an addition, deck, front porch (2-tiered) and front steps/walkway to their residence; the application was received May 17, 2011 and scheduled for the May 25, 2011 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 June 15, 2011 Hearing; due to the Board's decision not to hear testimony from an engineer acting as a substitute witness on behalf of the applicants' absent architect, the case was postponed to the **July 20, 2011 Hearing.**

## Item #2

*Submissions:* 9/8/10; 11/2/10; 5/4/11; 7/5/11  
*200' List:* 7/1/11

*Taxes:* 2<sup>nd</sup> Quarter (2011)  
*Newspaper:* 7/1/11

Case #Z-2010-12  
237-241 Closter Dock Road  
(Block 1303/Lot 1)

Applicant(s):  
Representation:

Mrs. Kubitis Realty, LLC  
David Watkins, Esq.

The applicant is seeking Use Variance and Site Plan Approvals for the construction of an addition and the conversion of existing office space to (3) residential units at the subject mixed-use building; the application was received September 8, 2010 and scheduled for the September 22, 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 December 15, 2010 Hearing; due to the Board's heavy caseload, the application was postponed to the January 19, 2011 Hearing; due to a scheduling conflict with the applicant's engineer, the application was postponed to the February 16, 2011 Hearing; the applicant's engineer and architect completed their initial testimony and the case was adjourned to the March 16, 2011 Hearing; due to potential design changes, the applicant requested a postponement to the April 20, 2011 Hearing and, again, to the May 18, 2011 Hearing; the applicant's engineer and architect completed their 2<sup>nd</sup> rounds of testimony and, pending the Board's receipt of requested items and public re-noticing, the case was adjourned to the June 15, 2011 Hearing; being the applicant both did not file requested items by the deadline or fulfill public re-noticing requirements, the application was postponed to the **July 20, 2011 Hearing.**

## Item #3

*Submissions:* 2/11/11; 7/6/11  
*200' List:* 7/8/11

*Taxes:* 1<sup>st</sup> Quarter (2011)  
*Newspaper:* 6/22/11

Case #Z-2011-07  
551 Closter Dock Road  
(Block 1709/Lot 12)

Applicant(s):  
Representation:

Marc Votto  
Self

The applicant is seeking Bulk Variance Relief for the as-built construction of his new single-family house; **NOTE:** the application stems from the “Final As-Built Survey” being denied by the Zoning Officer; the application was received February 11, 2011 and scheduled for the February 23, 2011 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 7, 2011 (Special) Hearing; being the applicant both did not file requested items by the deadline or fulfill public noticing requirements, the application was postponed to the May 18, 2011 Hearing, June 15, 2011 Hearing and, again, to the **July 20, 2011 Hearing.**

<b>Item #4</b>	<i>Submissions:</i> 7/15/11 <i>200’ List:</i> n/a	<i>Taxes:</i> 2 <sup>nd</sup> Quarter (2011) <i>Newspaper:</i> n/a
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Case #Z-2011-13  
66 Poplar Street  
(Block 507/Lot 5)

Applicant(s): Anthony & Lucille Austria  
Representation: Selves

The applicants are seeking Bulk Variance Relief for the installation of a patio (on-grade) at their residence; the application was received July 15, 2011 and scheduled for the **July 27, 2011 Work Session.**

<b>Item #5</b>	<i>Submissions:</i> 10/12/10; 2/2/11; 2/4/11 <i>200’ List:</i> 4/11/11	<i>Taxes:</i> 3 <sup>rd</sup> Quarter (2010) <i>Newspaper:</i> 3/25/11
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Case #Z-2010-13  
268 West Street  
(Block 904/Lot 9)

Applicant(s): Rita Dalto  
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received October 12, 2010 and scheduled for the January 26, 2011 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 20, 2011 Hearing; being the applicant did not fulfill public noticing requirements within the statutory deadline, the case was postponed to the May 18, 2011 Hearing; due to the Board’s heavy caseload, the application was postponed to the June 15, 2011 Hearing, July 20, 2011 Hearing and, again, to the **August 17, 2011 Hearing.**

<b>Item #6</b>	<i>Submissions:</i> 10/18/10; 1/13/11 <i>200’ List:</i> Not Received	<i>Taxes:</i> 4 <sup>th</sup> Quarter (2010) <i>Newspaper:</i> Not Received
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Case #Z-2010-15  
24 Naugle Street  
(Block 1302/Lot 4)

Applicant(s): David & Elena Hansen  
Representation: Elliot Urdang, Esq.

The applicant originally sought a Use Variance only for the continuation of an existing contractor's yard operation located in District #3 (Business); the application was received October 18, 2010 and scheduled for the November 22, 2010 Work Session; since neither the applicant nor counsel were in attendance, the Subcommittee rescheduled the case for the January 26, 2011 Work Session; the applicant subsequently filed an addendum seeking Site Plan Approval, which was received January 13, 2011 and incorporated into the original application scheduled for the January 26, 2011 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 20, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the May 18, 2011 Hearing, June 15, 2011 Hearing, July 20, 2011 Hearing and, again, to the **August 17, 2011 Hearing**.

<b>Item #7</b>	<i>Submissions:</i> 12/29/10 <i>200' List:</i> Not Received	<i>Taxes:</i> Not Certified <i>Newspaper:</i> Not Received
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Case #Z-2010-16  
3-5 Harvey Street  
(Block 801/Lot 18)

Applicant(s): Lawrence Berler  
Representation: Michael Goodman, Esq.

The applicant is appealing the determination of the Zoning Officer as to the legality of the continuation of a 2-family use at the subject property; in the alternative, he would seek a Use Variance; the application was received December 29, 2010 and scheduled for the February 23, 2011 Work Session; since neither the applicant nor counsel were in attendance, the Subcommittee rescheduled the case for the April 27, 2011 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 June 15, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the July 20, 2011 Hearing and, again, to the **August 17, 2011 Hearing**.

<b>Item #8</b>	<i>Submissions:</i> 1/13/11; 1/21/11; 2/24/11; 3/29/11 <i>200' List:</i> Not Received	<i>Taxes:</i> 4 <sup>th</sup> Quarter (2010) <i>Newspaper:</i> Not Received
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Case #Z-2011-02  
17 Bogert Street  
(Block 1710/Lot 7)

Applicant(s): Robert & Dolores Witko  
Representation: Richard Abrahamsen, Esq.

The applicants are seeking Bulk Variance Relief for the as-built driveway expansion at their residence; the application was received January 13, 2011 and scheduled for the February 23, 2011 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 7, 2011 (Special) Hearing; due to a scheduling conflict with the applicant's attorney, the application was postponed to the May 18, 2011 Hearing; due to a scheduling conflict with the applicant, the case was postponed to the June 15, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the July 20, 2011 Hearing; being the applicant both did not file requested items by the deadline or fulfill public noticing requirements, the application was postponed to the **August 17, 2011 Hearing**.

## Item #9

*Submissions:* 3/2/11; 5/10/11  
*200' List:* Not Received

*Taxes:* 1<sup>st</sup> Quarter (2011)  
*Newspaper:* Not Received

Case #Z-2011-08  
343 Closter Dock Road  
(Block 1704/Lot 17)

Applicant(s): John Galdi  
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received March 2, 2011 and scheduled for the March 23, 2011 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 May 18, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the July 20, 2011 Hearing and, again, to the **August 17, 2011 Hearing**.

## Item #10

*Submissions:* 2/10/11  
*200' List:* Not Received

*Taxes:* 2<sup>nd</sup> Quarter (2011)  
*Newspaper:* Not Received

Case #Z-2011-06  
358 Ruckman Road  
(Block 2101/Lot 1)

Applicant(s): Chong Kook & Jae Hun Park  
Representation: Yul Soo Park

The applicants are seeking Bulk Variance Relief for the as-built construction of their new single-family house; **NOTE:** the application stems from the "Final As-Built Survey" being denied by the Zoning Officer; the application was received February 10, 2011 and scheduled for the March 23, 2011 Work Session; due to the applicants' pending request for a mortgage loan modification, the case was postponed to the April 27, 2011 Work Session and, again, to the May 25, 2011 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 July 20, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the **August 17, 2011 Hearing**.

## Item #11

*Submissions:* 5/18/11; 6/27/11; 7/13/11  
*200' List:* Not Received

*Taxes:* 2<sup>nd</sup> Quarter (2011)  
*Newspaper:* Not Received

Case #Z-2011-11  
247 West Street  
(Block 1301/Lot 22)

Applicant(s): Fiore Osso  
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received May 18, 2011 and scheduled for the May 25, 2011 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 July 20, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the **August 17, 2011 Hearing**.

## Item #12

*Submissions:* 6/8/11  
*200' List:* Not Received

*Taxes:* 2<sup>nd</sup> Quarter (2011)  
*Newspaper:* Not Received

Case #Z-2011-12  
66 Taillon Terrace  
(Block 607/Lot 3)

Applicant(s): Juanita Guzman  
Representation: Sandra Jaquez

The applicant is seeking Bulk Variance Relief for (2) separate projects: 1.) as-built construction of her single-family house (NOTE: this portion of the application stems from the “Final As-Built Survey” being denied by the Zoning Officer); 2.) proposed in-ground swimming pool (spa and patio inclusive) at her residence; the application was received June 8, 2011 and scheduled for the June 22, 2011 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 July 20, 2011 Hearing; due to the Board’s heavy caseload, the application was postponed to the **August 17, 2011 Hearing.**

## Item #13

*Submissions:* n/a  
*200' List:* n/a

*Taxes:* n/a  
*Newspaper:* n/a

Case #Z-2010-11  
531 Durie Avenue  
(Block 1312/Lot 23)

Applicant(s): Steven Panagi  
Representation: Donna Vellekamp, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received August 4, 2010 and scheduled for the September 22, 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 January 19, 2011 Hearing; due to the Board’s heavy caseload, the application was postponed to the February 16, 2011 Hearing and, again, to the March 16, 2011 Hearing; the applicant completed his initial testimony and the case was adjourned to the April 20, 2011 Hearing; being the applicant did not file requested items by the deadline, the case was postponed to the May 18, 2011 Hearing and, again, to the June 15, 2011 Hearing; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**