



# Zoning Board of Adjustment

## \*\*\*SPECIAL\*\*\* HEARING (AGENDA)

Wednesday, January 25, 2012 @ 8:00pm

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- A.) Opening Remarks
- B.) Pledge of Allegiance
- C.) Attendance
- D.) Open to the Public
- E.) Caseload:     Item #1 (see below)
- F.) Adjournment of (Special) Hearing

<b>Item #1</b>	<i>Submissions:</i> 10/7/11; 11/3/11; 11/18/11 <i>Taxes:</i> 2 <sup>nd</sup> Quarter (2011)	<i>Newspaper:</i> 1/12/12 <i>200' List:</i> 1/13/12
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Case #Z-2011-17  
597 Piermont Road  
(Block 1608/Lot 1)

Applicant(s):       TD Bank, NA  
Representation:     Paul Conciatori, Esq.

The applicant is seeking Use Variance and Site Plan Approvals for the construction of a new commercial/retail bank (detached drive-thru canopy inclusive) at the subject property; the application was received October 7, 2011 and scheduled for the October 26, 2011 Work Session, at which time, it was perfected; due to the Board's heavy caseload, the applicant was granted, pending the Board's receipt of requested items and public noticing requirements, an appearance at the **January 25, 2012 (Special) Hearing.**



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

Wednesday, January 25, 2012 @ 8:00pm

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- A. Pledge of Allegiance
- B. Attendance
- C. Caseload: Item #'s 1 - 2 (see below)
- D. Adjournment of Work Session

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**Item #1**

Case #Z-2012-01  
318 Harrington Avenue  
(Block 1312/Lot 10)

Applicant(s): Aurora Baquiran  
Representation: David Watkins, Esq.

The applicant is appealing the determination of the Zoning Officer as to the legality of the continuation of the following uses for the 3 detached buildings at the subject property: 1.) 3-family use (front building on-site); 2.) 2-family use (middle building on-site); 3.) 1-family use (rear building on-site); in the alternative, she would seek a Use Variance; the application was received January 4, 2012 and scheduled for the **January 25, 2012 Work Session**.

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**Item #2**

Case #Z-2012-02  
42 Mc Cain Court  
(Block 2102/Lot 37.02)

Applicant(s): Lowell & Michelle Mandelblatt  
Representation: Selves

The applicants are seeking Bulk Variance Relief for the installation of an in-ground swimming pool (spa inclusive), patio (on-grade) and landscape wall at the subject property; the application was received January 19, 2012 and scheduled for the **January 25, 2012 Work Session**.