



Zoning Board of Adjustment

SPECIAL HEARING (AGENDA)

Wednesday, March 28, 2012 @ 8:00pm

- 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

Item #1	<i>Submissions:</i> 10/7/11; 11/3/11; 11/18/11; 2/10/12 <i>Taxes:</i> 4 th 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; the applicant's engineer completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the February 22, 2012 (Special) Hearing; the applicant's engineer completed subsequent testimony, its security expert completed initial testimony as did its architect and the case was adjourned, pending the Board's receipt of requested items, to the **March 28, 2012 (Special) Hearing.**



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

Wednesday, March 28, 2012 @ 8:00pm



- A. Pledge of Allegiance
- B. Attendance
- C. Caseload: Item #'s 1 - 3 (see below)
- D. Adjournment of Work Session



Item #1

Case #Z-2012-04 1 Ruckman Road (Block 1306/Lots 1 & 2)	Applicant(s): Joong Kim Representation: David Watkins, Esq.
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The applicant is seeking a 2nd Amendment Approval to a prior Board decision, which granted Use Variance and Site Plan Approvals (Case #Z-2007-11), for the following: 1.) forgo construction of an addition to the existing office building/warehouse at the subject property (rehabilitation on a lesser scale would take place); 2.) allow for professional office and medical uses at the subject property; **NOTE:** the initial Amendment Approval (Case #Z-2010-10) sanctioned the completed building to have an office use exclusively rather than a dual use as a warehouse; the application was received February 13, 2012 and scheduled for the **March 28, 2012 Work Session.**



Item #2

Case #Z-2012-05 326-330 Harrington Avenue (Block 1312/Lot 13)	Applicant(s): Benjamin Giua Representation: David Watkins, Esq.
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The applicant is seeking Use Variance and Site Plan Approvals for the construction of an addition (3 residential units inclusive) and store front upgrades to a mixed-use building at the

subject property; the application was received February 14, 2012 and scheduled for the **March 28, 2012 Work Session**.



Item #3

Case #Z-2012-06
32 Mattocks Place
(Block 804/Lot 13)

Applicant(s): Michael & Yeseniya Lee
Representation: John Musinski, RA

The applicants are seeking Bulk Variance Relief for the construction of an addition, front portico, as well as driveway, patio and walkway reconfigurations at the subject property; the application was received March 15, 2012 and scheduled for the **March 28, 2012 Work Session**.