



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

Wednesday, December 18, 2013 @ 7:30pm

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

**Item #1**

Case #Z-2013-19  
51 Mc Cain Court  
(Block 2102/Lot 37.05)

Applicant(s): Gil & Shlomit Makleff  
Representation: Matthew Capizzi, Esq.

The applicants are seeking a Bulk Variance for the installation of an in-ground swimming pool (spa inclusive), outdoor barbecue station, fire pit and patio (on-grade) at the subject property; the application was received December 4, 2013 and scheduled for the **December 18, 2013 (Special) Work Session.**



# Zoning Board of Adjustment

## MEETING (AGENDA)

Wednesday, December 18, 2013 @ 8:00pm

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- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: November 21, 2013 - December 18, 2013;
- E.) Approval of Minutes: October 16, 2013 Meeting;  
November 20, 2013 Meeting;
- F.) Subcommittee Assignments: December 25, 2013 Work Session- **\*CANCELLED\***;
- G.) Discussion on Forthcoming Changes to Legal & Engineering Escrow Account Procedures;
- H.) Open to the Public;
- I.) Caseload: Item #'s 1 - 7 (see below);
- J.) Memorialization of Resolution(s): *Case #Z-2013-15 (596 High Street/Landi);*  
*Case #Z-2013-14 (246 Parsells Lane/Birla);*
- K.) Closed Session;
- L.) Miscellaneous;
- M.) Adjournment of Meeting;

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<h2 style="margin: 0;">Item #1</h2>	<p><i>Submissions:</i> 12/4/13  <i>Taxes:</i> 4<sup>th</sup> Quarter (2013)  <i>Consecutive Postponements:</i> 0</p>	<p><i>Newspaper:</i> n/a  <i>200' List:</i> n/a</p>
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<p>Case #Z-2013-19          51 Mc Cain Court          (Block 2102/Lot 37.05)</p>	<p>Applicant(s):          Representation:</p>	<p>Gil &amp; Shlomit Makleff          Matthew Capizzi, Esq.</p>
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The applicants are seeking a Bulk Variance for the installation of an in-ground swimming pool (spa inclusive), outdoor barbecue station, fire pit and patio (on-grade) at the subject property; the application was received December 4, 2013 and scheduled for the **December 18, 2013 (Special) Work Session.**

<h2 style="margin: 0;">Item #2</h2>	<p><i>Submissions:</i> 6/21/13; 7/1/13; 10/1/13; 10/4/13; 11/6/13; 12/13/13  <i>Taxes:</i> 3<sup>rd</sup> Quarter (2013)  <i>Consecutive Postponements:</i> 1</p>	<p><i>Newspaper:</i> 10/5/13  <i>200' List:</i> 10/4/13</p>
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<p>Case #Z-2013-13          318 Harrington Avenue          (Block 1312/Lot 10)</p>	<p>Applicant(s):          Representation:</p>	<p>Aurora Baquiran, MD          Andrew Kohut, Esq.</p>
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The applicant is appealing the determination of the Zoning Officer as to the legality of as well as seeking pre-existing/nonconforming status for a 3-family use (front building), 2-family use (middle building) and 1-family use (rear building) at the subject property; in the alternative, she would seek a Use Variance and Site Plan Approval; the application was received June 21, 2013 and scheduled for the July 24, 2013 Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the August 21, 2013 (Special) 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 September 18, 2013 Meeting; due to the applicant's failure to both submit requested items and fulfill public noticing requirements, the application was postponed to the October 16, 2013 Meeting; the applicant and her planner completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the November 20, 2013 Meeting; due to a scheduling conflict with the applicant, the case was postponed to the **December 18, 2013 Meeting.**

<h2 style="margin: 0;">Item #3</h2>	<p><i>Submissions:</i> 10/4/13; 10/30/13  <i>Taxes:</i> 4<sup>th</sup> Quarter (2013)  <i>Consecutive Postponements:</i> 0</p>	<p><i>Newspaper:</i> 11/6/13  <i>200' List:</i> 11/6/13</p>
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<p>Case #Z-2013-16          32 Harvey Street          (Block 901/Lot 5)</p>	<p>Applicant(s):          Representation:</p>	<p>Nir Dhan          David Watkins, Esq.</p>
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The applicant is seeking a Bulk Variance for the installation of an in-ground swimming pool, patio (on-grade), (3) walkways and driveway reconfiguration at the subject property; the application was received October 4, 2013 and scheduled for the October 23, 2013 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 20, 2013 Meeting; the applicant's engineer completed initial testimony and a Board vote was delayed, pending clarity on the status of Uniform Construction Code Permit #10-0133, to the **December 18, 2013 Meeting**.

<b>Item #4</b>	<b>Submissions:</b> 10/23/13; 12/6/13	<b>Newspaper:</b> Not Received
	<b>Taxes:</b> 3 <sup>rd</sup> Quarter (2013)	<b>200' List:</b> 12/5/13
	<b>Consecutive Postponements:</b> 0	

Case #Z-2013-18 27 Pine Street (Block 512/Lot 10)	Applicant(s): Representation:	Arthur & Susan Forst Selves
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The applicants are seeking a Bulk Variance for the construction of an addition, deck and pergola at the subject property; the application was received October 23, 2013 and scheduled for the November 20, 2013 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 18, 2013 Meeting**.

<b>Item #5</b>	<b>Submissions:</b> 10/18/13	<b>Newspaper:</b> Not Received
	<b>Taxes:</b> Not Received	<b>200' List:</b> Not Received
	<b>Consecutive Postponements:</b> 1	

Case #Z-2013-17 250 Madison Avenue (Block 1704/Lot 9)	Applicant(s): Representation:	Shlomo Moalem Morton Covitz, Esq.
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The applicant is seeking a Bulk Variance for the construction of (2) additions, gazebo, deck, front porch, driveway expansion and walkway at the subject property; the application was received October 18, 2013 and scheduled for the November 20, 2013 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 18, 2013 Meeting; being the applicant both did not file requested items nor fulfill public noticing requirements, the case was postponed to the **January 15, 2014 Meeting**.

<b>Item #6</b>	<b>Submissions:</b> 9/24/13; 10/30/13; 11/12/13; 12/6/13	<b>Newspaper:</b> 11/6/13
	<b>Taxes:</b> 3 <sup>rd</sup> Quarter (2013)	<b>200' List:</b> 11/4/13
	<b>Consecutive Postponements:</b> 0	

Case #Z-2013-15 596 High Street (Block 1707/Lot 2)	Applicant(s): Representation:	Nana Landi David Watkins, Esq.
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The applicant is seeking Bulk Variances for the construction of (2) additions, foyer and walkway at the subject property; the application was received September 24, 2013 and scheduled for the October 23, 2013 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 20, 2013 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**

<b>Item #7</b>	<i>Submissions:</i> 9/18/13; 11/12/13	<i>Newspaper:</i> 11/6/13
	<i>Taxes:</i> 4 <sup>th</sup> Quarter (2013)	<i>200' List:</i> 11/5/13
	<i>Consecutive Postponements:</i> 0	

Case #Z-2013-14  
246 Parsells Lane  
(Block 2305/Lot 9)

Applicant(s): Ian Birla  
Representation: David Watkins, Esq.

The applicant is seeking a Bulk Variance for the as-built construction of a patio (on-grade) expansion at the subject property; the application was received September 18, 2013 and scheduled for the October 23, 2013 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 20, 2013 Meeting; the application was denied by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**