



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

Wednesday, November 20, 2013 @ 7:30pm

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

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Item #1

Case #Z-2013-17	Applicant(s):	Shlomo Moalem
250 Madison Avenue	Representation:	Morton Covitz, Esq.
(Block 1704/Lot 9)		

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**.

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Item #2

Case #Z-2013-18	Applicant(s):	Arthur & Susan Forst
27 Pine Street	Representation:	Selves
(Block 512/Lot 10)		

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**.



Zoning Board of Adjustment

MEETING (AGENDA)

Wednesday, November 20, 2013 @ 8:00pm

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: October 17, 2013 - November 20, 2013;
- E.) Approval of Minutes: October 16, 2013 Meeting;
- F.) Subcommittee Assignments: November 27, 2013 Work Session- **CANCELLED**;
- G.) Discussion & Vote on Board's 2014 Work Session/Meeting/(Special) Meeting Schedule;
- H.) Open to the Public;
- I.) Caseload: Item #'s 1 - 7 (see below);
- J.) Memorialization of Resolution(s): *Case #Z-2013-10 (626 Closter Dock Road/Khanna)*;
- K.) Closed Session;
- L.) Miscellaneous;
- M.) Adjournment of Meeting;

Item #1

Submissions: 10/18/13
Taxes: Not Received
Consecutive Postponements: 0

Newspaper: n/a
200' List: n/a

Case #Z-2013-17
250 Madison Avenue
(Block 1704/Lot 9)

Applicant(s): Shlomo Moalem
Representation: Morton Covitz, Esq.

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**.

Item #2

Submissions: 10/23/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 0

Newspaper: n/a
200' List: n/a

Case #Z-2013-18
27 Pine Street
(Block 512/Lot 10)

Applicant(s): Arthur & Susan Forst
Representation: Selves

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**.

Item #3

Submissions: 6/21/13; 7/1/13; 10/1/13; 10/4/13; 11/6/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 1

Newspaper: 10/5/13
200' List: 10/4/13

Case #Z-2013-13
318 Harrington Avenue
(Block 1312/Lot 10)

Applicant(s): Aurora Baquiran
Representation: Andrew Kohut, Esq.

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**.

Item #4

Submissions: 9/18/13; 11/12/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 0

Newspaper: 11/6/13
200' List: 11/5/13

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.**

Item #5

Submissions: 9/24/13; 10/30/13; 11/12/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 0

Newspaper: 11/6/13
200' List: 11/4/13

Case #Z-2013-15
596 High Street
(Block 1707/Lot 2)

Applicant(s): Nana Landi
Representation: David Watkins, Esq.

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.**

Item #6

Submissions: 10/4/13; 10/30/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 0

Newspaper: 11/6/13
200' List: 11/6/13

Case #Z-2013-16
32 Harvey Street
(Block 901/Lot 5)

Applicant(s): Nir Dhan
Representation: David Watkins, Esq.

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.**

Item #7

Submissions: 5/8/13; 7/17/13; 10/11/13; 11/8/13
Taxes: Tax Lien Sale Redemption Period
Consecutive Postponements: 0

Newspaper: 8/8/13
200' List: 8/7/13

Case #Z-2013-10
626 Closter Dock Road
(Block 2404/Lot 18)

Applicant(s): Deepak & Meenakshi Khanna
Representation: Michael Sprague, Esq.

The applicants are seeking a Bulk Variance for the as-built construction of an addition, front portico (archway), driveway expansion and 2 patios (on-grade) at the subject property; the application was received May 8, 2013 and scheduled for the May 29, 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 July 24, 2013 (Special) Meeting; due to the applicants' failure to fulfill public noticing requirements, the application was postponed to the August 21, 2013 Meeting; the application was approved by the Board; ***memorialization of Resolution has been delayed as of October 16, 2013 Meeting due to non-receipt of requested items.***