



Zoning Board of Adjustment

MEETING (AGENDA)

Wednesday, October 16, 2013 @ 8:00pm

- A.)** Opening Remarks;
- B.)** Pledge of Allegiance;
- C.)** Attendance;
- D.)** Correspondence: September 19, 2013 - October 16, 2013;
- E.)** Approval of Minutes: September 18, 2013 Meeting;
- F.)** Subcommittee Assignments: October 23, 2013 Work Session;
- G.)** Review of Proposed 2011 & 2012 Annual Report to Governing Body & Planning Board;
- H.)** Open to the Public;
- I.)** Caseload: Item #'s 1 - 5 (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: 6/21/13; 7/1/13; 10/1/13; 10/4/13
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; 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.**

Item #2

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

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

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.**

Item #3

Submissions: 9/24/13
Taxes: 3rd Quarter (2013)
Consecutive Postponements: 0

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

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.**

Item #4

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

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

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**.

Item #5

Submissions: 5/8/13; 7/17/13; 10/11/13
Taxes: Not Received
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 Use Variance (floor area ratio) and Bulk Variances 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; **awaiting prepared Resolution by Board Attorney to memorialize**.