



# Zoning Board of Adjustment

## MEETING (AGENDA)

Wednesday, April 16, 2014 @ 8:00pm

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- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: March 20, 2014 - April 16, 2014;
- E.) Approval of Minutes: March 19, 2014 Meeting;
- F.) Subcommittee Assignments: April 23, 2014 Work Session- **\*CANCELLED\***;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 6 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2014-01 (31 Storig Avenue/NJR Investment Properties II, LLC c/o Nason);  
Case #Z-2014-02 (494 Durie Avenue/Sadhu Vaswani Center);*
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

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## Item #1

*Submissions:* 3/25/14  
*Taxes:* 1<sup>st</sup> Quarter (2014)  
*Consecutive Postponements:* 0

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

Case #Z-2014-04  
478 High Street  
(Block 1007/Lot 4)

Applicant(s): Anthony Germinario  
Representation: Matthew Capizzi, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received March 25, 2014 and scheduled for the **April 16, 2014 (Special) Work Session**.

## Item #2

*Submissions:* 3/31/14  
*Taxes:* 1<sup>st</sup> Quarter (2014)  
*Consecutive Postponements:* 0

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

Case #Z-2014-05  
36 Chestnut Avenue  
(Block 1708/Lot 7)

Applicant(s): Ki Lee  
Representation: Allen Bell, Esq.

The applicant is seeking Bulk Variances and a Design Waiver for the construction of a new 1-family house at the subject property; the application was received March 31, 2014 and scheduled for the **April 16, 2014 (Special) Work Session**.

## Item #3

*Submissions:* 2/7/14; 3/7/14; 3/24/14; 4/11/14  
*Taxes:* 1<sup>st</sup> Quarter (2014)  
*Consecutive Postponements:* 0

*Newspaper:* Not Received  
*200' List:* Not Received

Case #Z-2014-03  
515 Piermont Road  
(Block 1605/Lot 17)

Applicant(s): Isaac Ben-Avraham  
Representation: Elliot Urdang, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (containing a restaurant and associated retail establishments) at the subject property; the application was received February 7, 2014 and scheduled for the February 19, 2014 Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the March 19, 2014 (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 **April 16, 2014 Meeting**.

## Item #4

*Submissions:* 12/18/13; 1/6/14  
*Taxes:* 4<sup>th</sup> Quarter (2013)  
*Consecutive Postponements:* 2

*Newspaper:* Not Received  
*200' List:* Not Received

Case #Z-2013-20  
45 Walker Avenue  
(Block 2206/Lot 2)

Applicant(s): Anastasia Burlyuk  
Representation: David Watkins, Esq.

The applicant is seeking a Bulk Variance for the as-built construction of a patio (on-grade) expansion and fire pit at the subject property; the application was received December 18, 2013 and scheduled for the January 22, 2014 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 March 19, 2014 Meeting; due to a scheduling conflict with the applicant, the case was postponed to the April 16, 2014 Meeting and, again, to the **May 21, 2014 Meeting**.

## Item #5

**Submissions:** 1/14/14; 2/6/14  
**Taxes:** 1<sup>st</sup> Quarter (2014)  
**Consecutive Postponements:** 0

**Newspaper:** 2/3/14  
**200' List:** 1/31/14

Case #Z-2014-01  
31 Storig Avenue  
(Block 803/Lot 16)

Applicant(s): NJR Investment Properties II, LLC c/o Leonard Nason  
Representation: Marc Weissman, Esq.

The applicant is seeking Bulk Variances for the construction of (2) additions, (2) roof overhangs, front walkway, rear steps/landing and driveway at the subject property; the application was received January 14, 2014 and scheduled for the January 22, 2014 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 February 19, 2014 Meeting; the applicant completed initial testimony and the case was adjourned, without requested items, to the March 19, 2014 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize**.

## Item #6

**Submissions:** 2/7/14; 3/7/14  
**Taxes:** Exempt  
**Consecutive Postponements:** 0

**Newspaper:** 3/6/14  
**200' List:** 3/4/14

Case #Z-2014-02  
494 Durie Avenue  
(Block 1317/Lot 20)

Applicant(s): Sadhu Vaswani Center  
Representation: Elliot Urdang, Esq.

The applicant is seeking a Bulk Variance for the construction of an addition (containing an elevator and machine room only) at the subject property; the application was received February 7, 2014 and scheduled for the February 19, 2014 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 March 19, 2014 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize**.



**Zoning Board of Adjustment**  
**\*\*\*SPECIAL\*\*\***  
**Work Session**  
*(Agenda)*

Wednesday, April 16, 2014 @ 7:30pm

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- A. Attendance;
- B. Caseload: Item #'s 1 - 2 (see below);

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**Item #1**

Case #Z-2014-04  
478 High Street  
(Block 1007/Lot 4)

Applicant(s): Anthony Germinario  
Representation: Matthew Capizzi, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received March 25, 2014 and scheduled for the **April 16, 2014 (Special) Work Session**.

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**Item #2**

Case #Z-2014-05  
36 Chestnut Avenue  
(Block 1708/Lot 7)

Applicant(s): Ki Lee  
Representation: Allen Bell, Esq.

The applicant is seeking Bulk Variances and a Design Waiver for the construction of a new 1-family house at the subject property; the application was received March 31, 2014 and scheduled for the **April 16, 2014 (Special) Work Session**.