



Zoning Board of Adjustment

Meeting (AGENDA)

Wednesday, December 17, 2014 @ 8:00pm

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: November 20, 2014 - December 17, 2014;
- E.) Approval of Minutes: November 19, 2014 Meeting;
- F.) Subcommittee Assignments: December 24, 2014 Work Session- **CANCELLED**;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 12 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2014-10 (39 Primrose Lane/Marzocca);
Case #Z-2014-15 (50 Harvey Street/ SRS05, LLC);*
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

Item #1

Submissions: 10/9/14; 11/7/14; 12/8/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-17
59 West Street, 11 & 15 Van Sciver Street
(Block 1104/Lots 15.02, 15.03 & 15.04)

Applicant(s):
Representation:

Closter Assisted Living, LLC
Elliot Urdang, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (containing an assisted living facility) at the subject properties; the application was received October 9, 2014 and scheduled for the November 19, 2014 (Special) Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the **December 17, 2014 (Special) Work Session**.

Item #2

Submissions: 10/28/14
Taxes: 3rd Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-18
147 Closter Dock Road
(Block 1201/Lot 19)

Applicant(s):
Representation:

Hye Kyoung Ro
David Watkins, Esq.

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received October 28, 2014 and scheduled for the **December 17, 2014 (Special) Work Session**.

Item #3

Submissions: 11/12/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-20
260 Parsells Lane
(Block 2305/Lot 12)

Applicant(s):
Representation:

Avraam & Morella Russo
David Watkins, Esq.

The applicants are seeking a Bulk Variance for the as-built installation of a patio (on-grade), landscape wall, (2) statutes, water feature and front walkway enlargement at the subject property; the application was received November 12, 2014 and scheduled for the **December 17, 2014 (Special) Work Session**.

Item #4

Submissions: 6/25/14; 10/14/14; 11/6/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 0

Newspaper: Not Received
200' List: 12/5/14

Case #Z-2014-11
265 Demarest Avenue
(Block 907/Lot 28)

Applicant(s): Dahyalal Gajera
Representation: David Watkins, Esq.

The applicant is appealing the determination of the Zoning Officer as to the legality of the continuation of a 2-family use at the subject property; the application was received June 25, 2014 and scheduled for the August 20, 2014 (Special) Work Session; due to a scheduling conflict with the applicant's attorney, the case was postponed to the September 17, 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 November 19, 2014 Meeting; due to an error in noticing caused by the intended publication, the case was postponed to the **December 17, 2014 Meeting**.

Item #5

Submissions: 9/2/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 1

Newspaper: 12/6/14
200' List: 12/4/14

Case #Z-2014-13
22 Jane Street
(Block 1712/Lot 6)

Applicant(s): Carolyn Bruno
Representation: Richard Moreno

The applicant is seeking Bulk Variances for the as-built reconstruction of a deck at the subject property; the application was received September 2, 2014 and scheduled for the September 18, 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 November 19, 2014 Meeting; being the applicant did not fulfill public noticing requirements, the case was postponed to the **December 17, 2014 Meeting**.

Item #6

Submissions: 12/5/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-21
59 Trautwein Crescent
(Block 1606/Lot 5)

Applicant(s): Manuel & Connie Borja
Representation: Selves

The applicants are seeking a Bulk Variance for the as-built conversion of a deck to a patio (raised) at the subject property; the application was received December 5, 2014 and scheduled for the **January 21, 2015 (Special) Work Session**.

Item #7

Submissions: 12/9/14
Taxes: Not Received
Consecutive Postponements: 0

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

Case #Z-2014-22
45 Walker Avenue
(Block 2206/Lot 2)

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

The applicant is seeking a Bulk Variance for an as-built patio (on-grade) expansion and fire pit installation at the subject property; the application was received December 9, 2014 and scheduled for the **January 21, 2015 (Special) Work Session**.

Item #8

Submissions: 10/2/14; 12/8/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

Case #Z-2014-16
515 Piermont Road
(Block 1605/Lot 17)

Applicant(s): Corner Farm, LLC
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 retail uses associated with an existing farm field on-site) at the subject property; the application was received October 2, 2014 and scheduled for the November 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 **January 21, 2015 Meeting**.

Item #9

Submissions: 10/23/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 1

Newspaper: Not Received
200' List: Not Received

Case #Z-2014-19
309 Closter Dock Road
(Block 1701/Lot 1)

Applicant(s): 309 Closter Dock Road, LLC
Representation: Matthew Capizzi, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (containing a delicatessen) at the subject property; the application was received October 23, 2014 and scheduled for the November 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 December 17, 2014 Meeting; due to unforeseen site conditions and a forthcoming redesign as a result, the application was postponed to the **January 21, 2015 Meeting**.

Item #10

Submissions: 9/3/14
Taxes: Not Received
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

Case #Z-2014-14
49 John Street
(Block 1203/Lot 5)

Applicant(s): James Crimmins
Representation: Stuart Liebman, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the continuation of a contractor's yard operation at the subject property; **NOTE #1:** the applicant's initial attempt at ratification (Case #Z-2008-13) was approved by the Board, a decision upheld by the Superior Court of New Jersey (Law Division), but subsequently overturned by its Appellate Division; **NOTE #2:** the applicant's petition for certification by the Supreme Court of New Jersey was denied, resulting in a new Board application having distinction from the original; the application was received September 3, 2014 and scheduled for the October 15, 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 **January 21, 2015 Meeting.**

Item #11

Submissions: 6/13/14; 9/25/14; 10/20/14; 10/23/14; 11/24/14 **Newspaper:** 11/7/14
Taxes: 4th Quarter (2014) **200' List:** 11/7/14
Consecutive Postponements: 0

Case #Z-2014-10
 39 Primrose Lane
 (Block 1402/Lot 13)

Applicant(s): Frank & Joan Marzocca
Representation: David Watkins, Esq.

The applicants are seeking Bulk Variances for the as-built construction of an addition, rear porch, driveway expansion and front walkway expansion at the subject property; the application was received June 13, 2014 and scheduled for the July 16, 2014 (Special) Work Session; being the applicants failed to obtain a denial from the Zoning Officer, the case was postponed to the September 17, 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 November 19, 2014 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**

Item #12

Submissions: 9/4/14; 10/2/14; 12/9/14 **Newspaper:** 10/30/14
Taxes: 4th Quarter (2014) **200' List:** 10/28/14
Consecutive Postponements: 1

Case #Z-2014-15
 50 Harvey Street
 (Block 901/Lot 8)

Applicant(s): SRS05, LLC
Representation: David Russo, Esq.

The applicant is seeking Bulk Variances for the construction of an addition, (4) cantilevers, balcony, front steps/landing and front walkway at the subject property; the application was received September 4, 2014 and scheduled for the September 17, 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 October 15, 2014 Meeting; being the applicant did not fulfill public noticing requirements, the case was postponed to the November 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, December 17, 2014 @ 7:30pm

-
- A. Attendance;
 - B. Caseload: Item #'s 1 - 3 (see below);
-

Item #1

Case #Z-2014-17 59 West Street, 11 & 15 Van Sciver Street (Block 1104/Lots 15.02, 15.03 & 15.04)	Applicant(s): Representation:	Closter Assisted Living, LLC Elliot Urdang, Esq.
--	----------------------------------	---

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (containing an assisted living facility) at the subject properties; the application was received October 9, 2014 and scheduled for the November 19, 2014 (Special) Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the **December 17, 2014 (Special) Work Session**.

Item #2

Case #Z-2014-18 147 Closter Dock Road (Block 1201/Lot 19)	Applicant(s): Representation:	Hye Kyoung Ro David Watkins, Esq.
---	----------------------------------	--------------------------------------

The applicant is seeking a Use Variance for the continuation of a 2-family use at the subject property; the application was received October 28, 2014 and scheduled for the **December 17, 2014 (Special) Work Session**.

Item #3

Case #Z-2014-20 260 Parsells Lane (Block 2305/Lot 12)	Applicant(s): Representation:	Avraam & Morella Russo David Watkins, Esq.
---	----------------------------------	---

The applicants are seeking a Bulk Variance for the as-built installation of a patio (on-grade), landscape wall, (2) statutes, water feature and front walkway enlargement at the subject property; the application was received November 12, 2014 and scheduled for the **December 17, 2014 (Special Work Session)**.