



Zoning Board of Adjustment

REORGANIZATION & MEETING (AGENDA)

Wednesday, January 15, 2014 @ 8:00pm

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) *Reorganization for 2014:*
 - 1.) Oaths of Office
 - a.) *Joseph Bianco* (Reappointed as Full Member);
4-Year Term Expires: December 31, 2017;
 - b.) *Joan Marks* (Reappointed as Alternate #2);
2-Year Term Expires: December 31, 2015;
 - c.) *Phillip Kwon* (Reappointed as Alternate #4);
2-Year Term Expires: December 31, 2015;
 - 2.) Election of Officers
 - a.) *Chairperson*;
 - b.) *Vice Chairperson*;
 - c.) *Secretary*;
 - 3.) Appointment of Professionals- **appointed at December 18, 2013 Meeting**
 - a.) *Attorney*;
 - b.) *Engineer*;
 - 4.) Adoption of Calendar- **adopted at November 20, 2013 Meeting**;
 - 5.) Adoption of Application Fee Schedule;

6.) Adoption of Legal & Engineering Escrow Deposit Schedule;

7.) Adoption of Official Newspaper Designations;

D.) Attendance;

E.) Correspondence: December 19, 2013 - January 15, 2014;

F.) Approval of Minutes: December 18, 2013 Meeting;

G.) Subcommittee Assignments: January 22, 2014 Work Session;

H.) Open to the Public;

I.) Caseload: Item #'s 1 - 6 (see below);

J.) Memorialization of Resolution(s): Case #Z-2013-18 (27 Pine Street/Forst);

K.) Closed Session;

L.) Miscellaneous;

M.) Adjournment of Meeting;

<p>Item #1</p>	<p><i>Submissions:</i> 6/21/13; 7/1/13; 10/1/13; 10/4/13; 11/6/13; 12/13/13 <i>Newspaper:</i> 10/5/13; 1/3/14 <i>Taxes:</i> 4th Quarter (2013) <i>200' List:</i> 10/4/13; 1/2/14 <i>Consecutive Postponements:</i> 0</p>
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Case #Z-2013-13
318 Harrington Avenue
(Block 1312/Lot 10)

Applicant(s): Aurora Baquiran, MD
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; due to a scheduling conflict with the applicant, the case was postponed to the December 18, 2013 Meeting; upon the applicant's planner completing subsequent testimony, the Board granted an appeal for the front building (2 apartments on 2nd floor only), middle

building and rear building while upholding the Zoning Officer's determination on the front building (1 apartment on 1st floor only); to allow for the applicant to prepare a request for a Use Variance with respect to the front building (1 apartment on 1st floor only), the case was adjourned, pending the Board's receipt of public *re-noticing* requirements, to the **January 15, 2014 Meeting**.

<h2>Item #2</h2>	<p><i>Submissions:</i> 10/4/13; 10/30/13; 1/6/14 <i>Taxes:</i> 4th Quarter (2013) <i>Consecutive Postponements:</i> 1</p>	<p><i>Newspaper:</i> 11/6/13 <i>200' List:</i> 11/6/13</p>
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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; the applicant's engineer completed initial testimony and a Board vote was delayed, pending the status of Uniform Construction Code Permit #10-0133, to the December 18, 2013 Meeting; in order for the applicant to explain a discrepancy found in the Limiting Schedule notations of said permit's associated site plan, the case was postponed to the **January 15, 2014 Meeting**.

<h2>Item #3</h2>	<p><i>Submissions:</i> 12/18/13; 1/6/14 <i>Taxes:</i> 4th 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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Case #Z-2013-20
 45 Walker Avenue
 (Block 2206/Lot 2)

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

The applicant is seeking Bulk Variances 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**.

<h2>Item #4</h2>	<p><i>Submissions:</i> 12/4/13 <i>Taxes:</i> 4th Quarter (2013) <i>Consecutive Postponements:</i> 1</p>	<p><i>Newspaper:</i> n/a <i>200' List:</i> n/a</p>
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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, 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 15, 2014 Meeting; due to a scheduling conflict with the applicants' engineer and landscape architect, the case was postponed to the **February 19, 2014 Meeting**.

Item #5	<i>Submissions:</i> 10/18/13	<i>Newspaper:</i> Not Received
	<i>Taxes:</i> Not Received	<i>200' List:</i> Not Received
	<i>Consecutive Postponements:</i> 2	

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

Applicant(s): Shlomo Moalem
Representation: TBD

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 is retaining new legal counsel, the case was postponed to the January 15, 2014 Meeting and, again, to the **February 19, 2014 Meeting**.

Item #6	<i>Submissions:</i> 10/23/13; 12/6/13	<i>Newspaper:</i> 12/5/13
	<i>Taxes:</i> 4 th Quarter (2013)	<i>200' List:</i> 12/5/13
	<i>Consecutive Postponements:</i> 0	

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, 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; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize**.