



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

Wednesday, March 19, 2014 @ 7:30pm

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

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.**



Zoning Board of Adjustment

MEETING (AGENDA)

Wednesday, March 19, 2014 @ 8:00pm

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: February 20, 2014 - March 19, 2014;
- E.) Approval of Minutes: January 15, 2014 Meeting;
February 19, 2014 Meeting;
- F.) Subcommittee Assignments: March 26, 2014 Work Session- ***CANCELLED***;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 8 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2013-13 (318 Harrington Avenue/Baquiran);*
Case #Z-2013-16 (32 Harvey Street/Dhan);
Case #Z-2013-19 (51 Mc Cain Court/Makleff);
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

Item #1

Submissions: 2/7/14; 3/7/14
Taxes: Not Received
Consecutive Postponements: 0

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

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**.

Item #2

Submissions: 1/14/14; 2/6/14
Taxes: 1st 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**.

Item #3

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**.

Item #4

Submissions: 12/18/13; 1/6/14
Taxes: 4th Quarter (2013)
Consecutive Postponements: 1

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**.

Item #5

Submissions: 10/18/13; 1/23/14; 2/6/14
Taxes: 1st Quarter (2014)
Consecutive Postponements: 0

Newspaper: 1/4/14
200' List: 1/2/14

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, 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 contemplated new legal counsel, the case was postponed to the January 15, 2014 Meeting and, again, to the February 19, 2014 Meeting; the applicant and his architect completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the March 19, 2014 Meeting; **the application has been withdrawn**.

Item #6

Submissions: 6/21/13; 7/1/13; 10/1/13; 10/4/13; 11/6/13; 12/13/13
Taxes: 4th Quarter (2013)
Consecutive Postponements: 0

Newspaper: 10/5/13; 1/3/14
200' List: 10/4/13; 1/2/14

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; the Board denied a Use Variance for the front building (1 apartment on 1st floor only); **awaiting prepared Resolution by Board Attorney to memorialize.**

Item #7

Submissions: 10/4/13; 10/30/13; 1/6/14; 2/20/14
Taxes: 1st Quarter (2014)
Consecutive Postponements: 0

Newspaper: 11/6/13; 2/6/14
200' List: 11/6/13; 2/7/14

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, the case was postponed to the January 15, 2014 Meeting and, again pending the Board's receipt of public *re-noticing* requirements, to the February 19, 2014 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**

Item #8

Submissions: 12/4/13; 2/4/14
Taxes: 1st Quarter (2014)
Consecutive Postponements: 0

Newspaper: 2/7/14
200' List: 2/7/14

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