



# **Zoning Board of Adjustment**

## **Meeting (AGENDA)**

Wednesday, May 21, 2014 @ 8:00pm

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- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: April 17, 2014 - May 21, 2014;
- E.) Approval of Minutes: March 19, 2014 Meeting;  
April 16, 2014 Meeting;
- F.) Subcommittee Assignments: May 28, 2014 Work Session;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 6 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2014-02 (494 Durie Avenue/Sadhu Vaswani Center);*
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

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## Item #1

**Submissions:** 3/31/14; 5/12/14; 5/13/14  
**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, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the **May 21, 2014 (Special) Work Session**.

## Item #2

**Submissions:** 4/17/14  
**Taxes:** Not Received  
**Consecutive Postponements:** 0

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

Case #Z-2014-06  
447 High Street  
(Block 1314/Lot 4)

Applicant(s): Anna Haverilla  
Representation: Matthew Capizzi, Esq.

The applicant is appealing the determination of the Zoning Officer as to the legality of the continuation of an accessory building (carriage house) as a 1-family use at the subject property; in the alternative, she would seek a Use Variance; **NOTE:** in 1958, a Use Variance (Case # was not assigned) for the 1- to 2-family use conversion of the principal building (main house), was granted; the application was received April 17, 2014 and scheduled for the **May 21, 2014 (Special) Work Session**.

## Item #3

**Submissions:** 3/25/14; 4/30/14  
**Taxes:** 2<sup>nd</sup> Quarter (2014)  
**Consecutive Postponements:** 0

**Newspaper:** 5/8/14  
**200' List:** 5/9/14

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, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the **May 21, 2014 Meeting**.

## Item #4

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

**Newspaper:** 4/3/14  
**200' List:** 4/1/14

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; the applicant's engineer and architect completed direct and cross-examinations and the case was adjourned, pending the Board's receipt of requested items, to the April 30, 2014 (Special) Meeting; being the applicant did not file requested items by the deadline, the case was postponed to the May 21, 2014 Meeting and, again, to the **June 18, 2014 Meeting**.

## Item #5

**Submissions:** 12/18/13; 1/6/14  
**Taxes:** 4<sup>th</sup> Quarter (2013)  
**Consecutive Postponements:** 3

**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, May 21, 2014 Meeting and, again, to the **June 18, 2014 Meeting**.

## Item #6

**Submissions:** 2/7/14; 3/7/14; 4/16/14  
**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.**