



Zoning Board of Adjustment

*****SPECIAL***
Meeting
(AGENDA)**

Thursday, September 18, 2014 @ 8:00pm

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: n/a;
- E.) Approval of Minutes: n/a;
- F.) Subcommittee Assignments: n/a;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 9 (see below);
- I.) Memorialization of Resolution(s): n/a;
- J.) Miscellaneous;
- K.) Adjournment of (Special) Meeting;

Item #1

Submissions: 8/27/14; 9/18/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-12
51 Railroad Avenue
(Block 1206/Lot 18)

Applicant(s):
Representation:

Northern Valley Baseball Academy
David Watkins, Esq.

The applicant is appealing the determination of the Zoning Officer as to the tenancy of a baseball clinic at the subject property; in the alternative, it would seek a Use Variance and Site Plan Approval; the application was received August 27, 2014 and scheduled for the **September 18, 2014 (Special) Work Session.**

Item #2

Submissions: 9/2/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 0

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

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

Applicant(s):
Representation:

Carolyn Bruno
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.**

Item #3

Submissions: 6/13/14; 6/25/14; 9/5/14
Taxes: 3rd Quarter (2014)
Consecutive Postponements: 0

Newspaper: 9/2/14
200' List: 9/5/14

Case #Z-2014-09
421 & 437-439 Durie Avenue
(Block 1003/Lot 18 & 21)

Applicant(s):
Representation:

Changiz Asfarjani & Afsaneh Kiarash
David Watkins, Esq.

The applicants are seeking a Use Variance and Major Subdivision Approval for the creation of 2 lots originating from each of the 2 subject properties (creating 4 lots in total); **NOTE #1:** a 1-family house (421 Durie Avenue) and a 2-family house (437-439 Durie Avenue) are currently situated on the subject properties; **NOTE #2:** the application involves 2 contiguous parcels, both owned by the applicants, which are being presented as 1 merged lot; **NOTE #3:** the applicants are proposing the donation of the existing 1-family house, known as the Harold Hess Lustron House, to the Borough as a condition of approval; the application was received June 13, 2014 and scheduled for the July 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 **September 18, 2014 (Special) Meeting.**

Item #4

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

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

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 an existing 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.**

Item #5

Submissions: 5/28/14; 6/24/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 2

Newspaper: Not Received
200' List: Not Received

Case #Z-2014-08
246 Parsells Lane
(Block 2305/Lot 9)

Applicant(s): Ian Birla
Representation: David Watkins, Esq.

The applicant is seeking a Bulk Variance for the as-built installation of a patio (on-grade) at the subject property; the application was received May 28, 2014 and scheduled for the June 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 July 16, 2014 Meeting; being the applicant did not fulfill public noticing requirements, the case was postponed to the September 17, 2014 Meeting and, again, to the **October 15, 2014 Meeting.**

Item #6

Submissions: 9/4/14
Taxes: Not Received
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

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.**

Item #7

Submissions: 6/13/14
Taxes: 2nd Quarter (2014)
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

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**.

Item #8

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

Newspaper: Not Received
200' List: Not Received

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**.

Item #9

Submissions: 5/22/14; 6/24/14; 7/3/14; 7/7/14; 7/31/14; 8/19/14; 9/4/14; 9/5/14; 9/10/14
Taxes: 3rd Quarter (2014)
Consecutive Postponements: 0

Newspaper: 7/5/14
200' List: 7/2/14

Case #Z-2014-07
309 Closter Dock Road
(Block 1701/Lot 1)

Applicant(s): 309 Closter Dock Road, 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 delicatessen and 2 apartments) at the subject property; the application was received May 22, 2014 and scheduled for the June 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 July 16, 2014 Meeting; due to the Board's heavy caseload, the application was postponed to the August 20, 2014 Meeting; the applicant's engineer and architect

completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the September 17, 2014 Meeting; the application (Use Variance portion) was denied by the Board, negating its vote on Site Plan Approval; **awaiting prepared Resolution by Board Attorney to memorialize.**

