



Zoning Board of Adjustment

April 22, 2015

Work Session @ 7:30 pm

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*****SPECIAL*****

Meeting @ 8:00 pm

Agenda

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Open to the Public;
- E.) Caseload: Item #'s 1 - 8 (see below);
- F.) Miscellaneous;
- G.) Adjournment of (Special) Meeting;

Item #1	<i>Submissions:</i> 4/10/15 <i>Taxes:</i> Not Received <i>Consecutive Postponements:</i> 0	<i>Newspaper:</i> n/a <i>200' List:</i> n/a
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Case #Z-2015-03
384 Knickerbocker Road
(Block 612/Lot 11)

Applicant(s): Bruce Frank
Representation: Self

The applicant is seeking a Bulk Variance for the expansion of a driveway (circular) at the subject property; the application was received April 10, 2015 and scheduled for the **April 22, 2015 (Special) Work Session.**

Item #2

Submissions: 2/24/15; 3/10/15; 3/27/15; 4/9/15; 4/10/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0

Newspaper: 4/8/15
200' List: 4/8/15

Case #Z-2015-02
20 Brodil Court
(Block 2302/Lot 6)

Applicant(s): Erno & Jacqueline Grunstein
Representation: Elliot Urdang, Esq.

The applicants are seeking a Bulk Variance for the construction of an addition, swimming pool (in-ground with spa), front and rear porches (open), 2 patios (on-grade), front and rear walkways, rear steps and 5 retaining walls at the subject property; the application was received February 24, 2015 and scheduled for the March 18, 2015 (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 22, 2015 (Special) Meeting.**

Item #3

Submissions: 10/2/14; 12/8/14; 1/14/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0

Newspaper: 1/5/15
200' List: 1/5/15

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

Applicant(s): The 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; the applicant's engineer completed direct and cross-examinations and the case was adjourned, with no items required, to the February 18, 2015 Meeting; due to the Board's heavy caseload, the application was postponed to the March 18, 2015 Meeting; the applicant's planner completed initial direct and cross-examinations and the case was adjourned, pending the Board's receipt of public *re-noticing* requirements, to the **April 22, 2015 (Special) Meeting.**

Item #4

Submissions: 10/9/14; 11/7/14; 12/8/14; 1/23/15; 3/11/15; 4/14/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0

Newspaper: 2/3/15
200' List: 2/2/15

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

Applicant(s): Closter Assisted Living, LLC
Representation: 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, 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 18, 2015 Meeting; the applicant (via 10% owner of 1 of 4 principals forming entity) completed initial testimony and the case was adjourned, with no items required, to the March 25, 2015 (Special) Meeting; the applicant's engineer completed initial testimony and the case was adjourned, with no items required, to the **April 22, 2015 (Special) Meeting**.

Item #5	<i>Submissions:</i> 9/3/14; 3/25/15	<i>Newspaper:</i> 4/2/15
	<i>Taxes:</i> 1 st Quarter (2015)	<i>200' List:</i> 4/2/15
	<i>Consecutive Postponements:</i> 0	

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; due to the Board's heavy caseload, the application was postponed to the February 18, 2015 Meeting, March 18, 2015 Meeting and, again, to the April 15, 2015 Meeting; the applicant's planner completed initial testimony and the case was adjourned to the **May 20, 2015 Meeting**.

Item #6	<i>Submissions:</i> 6/25/14; 10/14/14; 11/6/14; 2/24/15	<i>Newspaper:</i> 12/5/14; 2/13/15
	<i>Taxes:</i> 2 nd Quarter (2015)	<i>200' List:</i> 12/5/14; 2/12/15
	<i>Consecutive Postponements:</i> 1	

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 newspaper publisher, the case was postponed to the December 17, 2014 Meeting; being the applicant intends to both seek a Use Variance in the alternative and retain a planner, the case was postponed to the February 25, 2015 (Special) Meeting; being the applicant's attorney requested further review of the Borough's records on the subject property, the case was postponed, pending the Board's receipt of public *re-noticing* requirements, to the April 15, 2015 Meeting; due to reasons not specified by the applicant's attorney, the case was postponed to the **May 27, 2015 (Special) Meeting.**

Item #7	<i>Submissions:</i> 10/28/14	<i>Newspaper:</i> 4/3/15
	<i>Taxes:</i> 1 st Quarter (2015)	<i>200' List:</i> 4/2/15
	<i>Consecutive Postponements:</i> 1	

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

Applicant(s): Hye Kyoung Ro
Representation: 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, 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 18, 2015 Meeting; due to the Board's heavy caseload, the application was postponed to the April 15, 2015 Meeting; due to reasons not specified by the applicant's attorney, the case was postponed to the **May 27, 2015 (Special) Meeting.**

Item #8	<i>Submissions:</i> 12/19/14; 2/5/15; 2/9/15; 2/24/15; 2/26/15; 3/10/15	<i>Newspaper:</i> 3/25/15
	<i>Taxes:</i> 1 st Quarter (2015)	<i>200' List:</i> 3/25/15
	<i>Consecutive Postponements:</i> 0	

Case #Z-2014-24
181 Herbert Avenue
(Block 1501/Lot 13)

Applicant(s): Joseph & Mary Ceccon
Representation: Thomas Izzard, Esq.

The applicants are appealing the determination of the Zoning Officer as to the legality of the continuation of a 2-family use at the subject property; in the alternative, they would seek a Use Variance; the application was received December 19, 2014 and scheduled for the February 18, 2015 (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 15, 2015 Meeting; the applicants withdrew their appeal of the determination by the Zoning Officer, and the application was approved by the Board (via Use Variance); **awaiting prepared Resolution by Board Attorney to memorialize.**