



Zoning Board of Adjustment

January 21, 2015

Work Session @ 7:30 pm

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Meeting @ 8:00 pm

Agenda

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) *Reorganization for 2015:*
 - 1.) Oaths of Office
 - a.) *DHARAMRAJ BABOO* (Appointed as Full Member <Freesman>);
New 4-Year Term Expires: December 31, 2018;
 - b.) *EVAN ELIAS* (Appointed as Full Member <Ouzoonian>);
New 4-Year Term Expires: December 31, 2018;
 - c.) *KENNETH WASSERMAN* (Appointed as Full Member <Hennessey>);
Existing 4-Year Term Expires: December 31, 2015;
 - d.) *ANTRANIG OUZOONIAN* (Reassigned as Alternate #1 <Kafer>);
New 2-Year Term Expires: December 31, 2016;
 - e.) *MINDY ROTHBAUM* (Appointed as Alternate #3 <Galluccio>);
New 2-Year Term Expires: December 31, 2016;
 - 2.) Attendance;
 - 3.) Election of Officers
 - a.) *Chairperson;*
 - b.) *Vice Chairperson;*
 - c.) *Secretary;*

- 4.) Appointment of Professionals
 - a.) *Attorney*;
 - b.) *Engineer*;
- 5.) Adoption of Calendar- **adopted at November 19, 2014 Meeting**;
- 6.) Adoption of Application Fee Schedule;
- 7.) Adoption of Legal & Engineering Escrow Deposit Schedules;
- 8.) Adoption of Official Newspaper Designations;

- D.) Correspondence: December 18, 2014 - January 21, 2015;
- E.) Approval of Minutes: December 17, 2014 Meeting;
- F.) Subcommittee Assignments: January 28, 2015 Work Session- **CANCELLED**;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 14 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2014-13 (22 Jane Street/Bruno)*;
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

Item #1	<i>Submissions: 12/5/14</i> <i>Taxes: 4th Quarter (2014)</i> <i>Consecutive Postponements: 0</i>	<i>Newspaper: n/a</i> <i>200' List: n/a</i>
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Case #Z-2014-21	Applicant(s):	Manuel & Connie Borja
59 Trautwein Crescent	Representation:	Selves
(Block 1606/Lot 5)		

The applicants are seeking a Bulk Variance for the as-built conversion of a deck to a patio (raised) at the subject property; the application was received December 5, 2014 and scheduled for the **January 21, 2015 (Special) Work Session**.

Item #2	<i>Submissions: 12/9/14</i> <i>Taxes: 1st Quarter (2015)</i> <i>Consecutive Postponements: 0</i>	<i>Newspaper: n/a</i> <i>200' List: n/a</i>
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Case #Z-2014-22
45 Walker Avenue
(Block 2206/Lot 2)

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

The applicant is seeking a Bulk Variance for an as-built patio (on-grade) expansion and fire pit installation at the subject property; the application was received December 9, 2014 and scheduled for the ***January 21, 2015 (Special) Work Session***.

Item #3

Submissions: 12/17/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2014-23
38 Demarest Avenue
(Block 513/Lot 1)

Applicant(s): Ronald Goldenberg
Representation: David Watkins, Esq.

The applicant is seeking Bulk Variances and a Design Waiver for the installation of a swimming pool (in-ground) and patio (on-grade) at the subject property; the application was received December 17, 2014 and scheduled for the ***January 21, 2015 (Special) Work Session***.

Item #4

Submissions: 10/23/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 1

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

Case #Z-2014-19
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) at the subject property; the application was received October 23, 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 December 17, 2014 Meeting; due to both unforeseen site conditions resulting in a redesign and a change in the applicant's legal counsel, the case was rescheduled, so to be perfected again, for the ***January 21, 2015 (Special) Work Session***.

Item #5

Submissions: 6/13/14; 6/25/14; 9/5/14; 10/15/14; 1/2/15
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

Newspaper: 9/2/14; 1/9/15
200' List: 9/5/14

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

Applicant(s): Changiz Asfarjani & Afsaneh Kiarash
Representation: 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; the Use Variance and *Preliminary* Major Subdivision portions of the application were approved by the Board, and a corresponding Resolution was memorialized at the October 15, 2014 Meeting; pending the Board's receipt of requested items and public *re-noticing* requirements with respect to *Final* Major Subdivision Approval, the application was scheduled for the **January 21, 2015 Meeting.**

Item #6	<i>Submissions:</i> 11/12/14	<i>Newspaper:</i> 1/9/15
	<i>Taxes:</i> 4 th Quarter (2014)	<i>200' List:</i> 1/9/15
	<i>Consecutive Postponements:</i> 0	

Case #Z-2014-20
260 Parsells Lane
(Block 2305/Lot 12)

Applicant(s): Avraam & Morella Russo
Representation: David Watkins, Esq.

The applicants are seeking a Bulk Variance for the as-built installation of a patio (on-grade), landscape wall, (2) statues, water feature and front walkway enlargement at the subject property; the application was received November 12, 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 **January 21, 2015 Meeting.**

Item #7	<i>Submissions:</i> 10/2/14; 12/8/14; 1/14/15	<i>Newspaper:</i> 1/5/15
	<i>Taxes:</i> 4 th Quarter (2014)	<i>200' List:</i> 1/5/15
	<i>Consecutive Postponements:</i> 0	

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.**

Item #8

Submissions: 12/19/14
Taxes: Not Received
Consecutive Postponements: 0

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

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.***

Item #9

Submissions: 1/5/15
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

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

Case #Z-2015-01
22 Garry Road
(Block 2004/Lot 38)

Applicant(s): Richard Hochron
Representation: David Watkins, Esq.

The applicant is seeking a Bulk Variance for the installation of a swimming pool (in-ground), patio (on-grade), rear steps and rear walkway at the subject property; the application was received January 5, 2015 and scheduled for the ***February 18, 2015 (Special) Work Session.***

Item #10

Submissions: 10/9/14; 11/7/14; 12/8/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

Case #Z-2014-17
59 West Street, 11 & 15 Van Sciver 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.***

Item #11

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

Newspaper: Not Received
200' List: Not Received

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.**

Item #12

Submissions: 6/25/14; 10/14/14; 11/6/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 1

Newspaper: 12/5/14
200' List: 12/5/14

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 **March 18, 2015 Meeting.**

Item #13

Submissions: 10/28/14
Taxes: 3rd Quarter (2014)
Consecutive Postponements: 0

Newspaper: Not Received
200' List: Not Received

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**.

Item #14

Submissions: 9/2/14
Taxes: 4th Quarter (2014)
Consecutive Postponements: 1

Newspaper: 12/6/14
200' List: 12/4/14

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

Applicant(s): Carolyn Bruno
Representation: 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, 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; being the applicant did not fulfill public noticing requirements, the case was postponed to the December 17, 2014 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**