



**Zoning Board of Adjustment**

**June 17, 2015**

*Work Session @ 7:30 pm*

*&*

*Meeting @ 8:00 pm*

**Agenda**

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- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: May 21, 2015 - June 17, 2015;
- E.) Approval of Minutes: May 20, 2015 Meeting;  
May 27, 2015 (Special) Meeting;
- F.) Subcommittee Assignments: June 24, 2015 Work Session;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 6 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2015-03 (384 Knickerbocker Road/Frank);*
- J.) Miscellaneous;
- K.) Adjournment of Meeting;

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## Item #1

**Submissions:** 5/1/15; 6/1/15; 6/10/15  
**Taxes:** 2<sup>nd</sup> Quarter (2015)  
**Consecutive Postponements:** 0

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

Case #Z-2015-04  
596 High Street  
(Block 1707/Lot 2)

Applicant(s): Nami Properties, LLC  
Representation: Michael Song, Esq.

The applicant is seeking Bulk Variances for the construction of a new 1-family house at the subject property; the application was received May 1, 2015 and scheduled for the May 20, 2015 (Special) Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the **June 17, 2015 (Special) Work Session**.

## Item #2

**Submissions:** 10/9/14; 11/7/14; 12/8/14; 1/23/15; 3/11/15; 4/14/15  
5/28/15  
**Taxes:** 1<sup>st</sup> Quarter (2015)  
**Consecutive Postponements:** 0

**Newspaper:** 2/3/15; 5/8/15  
**200' List:** 2/2/15; 5/8/15

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; 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; due to a pending determination by the New Jersey Department of Environmental Protection relating to wetlands on-site, the application was postponed, pending the Board's receipt of public *re-noticing* requirements, to the May 20, 2015 Meeting; the applicant's architect completed initial testimony and the case was adjourned, with no items required, to the **June 17, 2015 Meeting**.

## Item #3

**Submissions:** 9/3/14; 3/25/15  
**Taxes:** 1<sup>st</sup> Quarter (2015)  
**Consecutive Postponements:** 2

**Newspaper:** 4/2/15  
**200' List:** 4/2/15

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, with no items required, to the May 20, 2015 Meeting; due to a scheduling conflict with the applicant's attorney, the case was postponed to the June 17, 2015 Meeting; due to recent feedback from the Governing Body to the applicant that it would consider re-zoning the area in which the subject property lies, the application was postponed (so to evaluate the ramifications of such action), pending the Board's receipt of public *re-noticing* requirements, to the **July 15, 2015 Meeting**.

## Item #4

**Submissions:** 6/25/14; 10/14/14; 11/6/14; 2/24/15  
**Taxes:** 2<sup>nd</sup> Quarter (2015)  
**Consecutive Postponements:** 2

**Newspaper:** 12/5/14; 2/13/15; 5/15/15  
**200' List:** 12/5/14; 2/12/15; 5/15/15

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; due to the unavailability of the applicant's attorney, the case was postponed to the **July 15, 2015 Meeting**.

## Item #5

**Submissions:** 10/28/14  
**Taxes:** 1<sup>st</sup> Quarter (2015)  
**Consecutive Postponements:** 2

**Newspaper:** 4/3/15  
**200' List:** 4/2/15

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; due to the unavailability of the applicant's attorney, the case was postponed, pending the Board's receipt of public *re-noticing* requirements, to the **July 15, 2015 Meeting**.

## Item #6

**Submissions:** 4/10/15; 5/15/15; 6/12/15

**Taxes:** 1<sup>st</sup> Quarter (2015)

**Consecutive Postponements:** 0

**Newspaper:** 5/16/15

**200' List:** 5/15/15

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, 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 27, 2015 (Special) Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**