Zoning Board of Adjustment

March 25, 2015

****SPECIAL****

Meeting @ 8:00 pm

Agenda

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A.) Opening Remarks;

B.) Pledge of Allegiance;

C.) Attendance;

D.) Open to the Public;

E.) Caseload: Item #'s 1 - 9 (see below);

F.) Miscellaneous;

G.) Adjournment of (Special) Meeting;

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Item #1	***Submissions***: 1/5/15; 3/18/15 ***Taxes***: 4th Quarter (2014) ***Consecutive Postponements***: 0	***Newspaper***: 3/13/15 ***200' List***: 3/13/15

Case #Z-2015-01 22 Garry Road (Block 2004/Lot 38)	Applicant(s): Representation:	Mikelle Shifter 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, 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 25, 2015 (Special) Meeting***.

Item #2

Submissions: 10/9/14; 11/7/14; 12/8/14; 1/23/15; 3/11/15
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 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***.

Item #3

Submissions: 6/25/14; 10/14/14; 11/6/14; 2/24/15
Taxes: 4th Quarter (2014)
Consecutive Postponements: 0
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 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 to the ***April 15, 2015 Meeting***.

Item #4

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, March 18, 2015 Meeting and, again, to the ***April 15, 2015 Meeting***.

Item #5

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; due to the Board's heavy caseload, the application was postponed to the ***April 15, 2015 Meeting***.

Item #6

Submissions: 12/19/14; 2/5/15; 2/9/15; 2/24/15; 2/26/15; 3/10/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0
Newspaper: Not Received
200' List: Not Received

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***.

Item #7

Submissions: 2/24/15; 3/10/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0
Newspaper: Not Received
200' List: Not Received

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 #8

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, with no items required, to the ***April 22, 2015 (Special) Meeting***.

Item #9

Submissions: 10/23/14; 1/9/15; 2/5/15
Taxes: 1st Quarter (2015)
Consecutive Postponements: 0
Newspaper: 2/3/15
200' List: 2/2/15

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, 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's engineer, architect and planner completed initial testimony and the case was adjourned, with no items required, to the March 18, 2015 Meeting; the application was approved by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.