



**Zoning Board of Adjustment**

**May 27, 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 - 6 (see below);
- F.) Miscellaneous: Developer's Agreement-  
Case #Z-2014-19 (309 Closter Dock Road/309 Closter  
Dock Road, LLC);
- G.) Adjournment of (Special) Meeting;

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<b>Item #1</b>	<i>Submissions:</i> 4/10/15; 5/15/15 <i>Taxes:</i> 1 <sup>st</sup> Quarter (2015) <i>Consecutive Postponements:</i> 0	<i>Newspaper:</i> 5/16/15 <i>200' List:</i> 5/15/15
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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, 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**.

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

Case #Z-2014-11 265 Demarest Avenue (Block 907/Lot 28)	Applicant(s): Representation:	Dahyalal Gajera David Watkins, Esq.
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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**.

<b>Item #3</b>	<i>Submissions:</i> 10/28/14	<i>Newspaper:</i> 4/3/15
	<i>Taxes:</i> 1 <sup>st</sup> 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): Representation:	Hye Kyoung Ro David Watkins, Esq.
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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 #4

**Submissions:** 5/1/15  
**Taxes:** Not Received  
**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 #5

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

**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**.

## Item #6

**Submissions:** 10/9/14; 11/7/14; 12/8/14; 1/23/15; 3/11/15; 4/14/15  
**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): Cluster 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***.