# Zoning Board of Adjustment

## November 18, 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: October 22, 2015 - November 18, 2015;

**E.)** Approval of Minutes: October 21, 2015 Meeting;

**F.)** Subcommittee Assignments: November 25, 2015 Work Session- **CANCELLED**;

**G.)** Discussion & Vote on Board's 2016 Work Session/Meeting Schedule;

**H.)** Discussion on Board's 2016 Application Fee & Escrow Deposit Schedules;

**I.)** Open to the Public;

**J.)** Caseload: Item #'s 1 - 6 (see below);

**K.)** Memorialization of Resolution(s): *Case #Z-2015-04 (596 High Street/Nami Properties, LLC)*;

**L.)** Miscellaneous;

**M.)** Adjournment of Meeting;

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| **Item #1** | ***Submissions***: 11/3/15<br>***Taxes***: 4th Quarter (2015)<br>***Consecutive Postponements***: 0 | ***Newspaper***: n/a<br>***200' List***: n/a |
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Case #Z-2015-07
15 Jane Street
(Block 1713/Lot 12)

Applicant(s): John Williams
Representation: Self

The applicant is seeking Bulk Variances for the construction of an addition, rear steps/landing and rear walkway at the subject property; the application was received November 3, 2015 and scheduled for the ***November 18, 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<br>***Taxes***: 3rd Quarter (2015)<br>***Consecutive Postponements***: 4 | ***Newspaper***: 2/3/15; 5/8/15<br>***200' List***: 2/2/15; 5/8/15 |
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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: Unknown

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; the applicant's planner completed initial testimony and the case was adjourned, with no items required, to the July 15, 2015 Meeting; both the applicant's planner and applicant (via 10% owner of 1 of 4 principals forming entity) completed additional testimony and the case was adjourned, with no items required, to the August 19, 2015 Meeting; due to a potential redesign, the application was postponed to the September 16, 2015 Meeting and, again, to the October 21, 2015 Meeting; due to a pending change in legal counsel, the application was postponed to the November 18, 2015 Meeting; being the applicant failed to notify the Board if and when it would continue presenting its case, the Board will determine how to proceed, either with the applicant present or in absentia, at the ***November 18, 2015 Meeting***.

## Item #3

***Submissions***: 10/28/14
***Taxes***: 4th Quarter (2015)
***Consecutive Postponements***: 2

***Newspaper***: 4/3/15; 8/7/15
***200' List***: 4/2/15; 8/7/15

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; due to the Board's heavy caseload, the application was postponed, pending the Board's receipt of public *re-noticing* requirements, to the August 19, 2015 Meeting and, again, to the September 16, 2015 Meeting; being the applicant's attorney requested additional time to adjust legal strategies, the case was postponed to the November 18, 2015 Meeting; due to a scheduling conflict with the applicant's planner, the case was postponed to the ***December 16, 2015 Meeting***.

## Item #4

***Submissions***: 10/5/15
***Taxes***: 3rd Quarter (2015)
***Consecutive Postponements***: 1

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

Case #Z-2015-05
511 Durie Avenue
(Block 1316/Lot 9)

Applicant(s): Five Eleven Durie Avenue, LLC
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the conversion of an abandoned public school (formerly Village Middle School) to 33 condominiums (market rate) at the subject property; the application was received October 5, 2015 and scheduled for the October 21, 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 November 18, 2015 (Special) Work Session; being the applicant's attorney, engineer, architect and planner requested additional time to prepare, the case was postponed to the ***January 20, 2016 (Special) Work Session***.

## Item #5

***Submissions***: 10/8/15
***Taxes***: 3rd Quarter (2015)
***Consecutive Postponements***: 1

***Newspaper***: Not Received
***200' List***: Not Received

Case #Z-2015-06
8 Wainwright Court
(Block 2208/Lot 12)

Applicant(s): John Yuder & Julie Nee-Yuder
Representation: David Watkins, Esq.

The applicants are seeking Amendment Approval for the as-built construction of an in-ground swimming pool (spa and waterfall inclusive) and patio (on-grade) at the subject property; NOTE: the applicants originally obtained Bulk Variances for said project via Case #Z-2011-04; the application was received October 8, 2015 and scheduled for the October 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 November 18, 2015 Meeting; being the applicants' attorney and surveyor requested additional time to prepare, the case was postponed to the ***January 20, 2016 Meeting***.

## Item #6

***Submissions***: 5/1/15; 6/1/15; 6/10/15; 10/2/15; 10/9/15
***Taxes***: 3rd Quarter (2015)
***Consecutive Postponements***: 0
***Newspaper***: 10/5/15
***200' List***: 10/1/15

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| Case #Z-2015-04<br>596 High Street<br>(Block 1707/Lot 2) | Applicant(s):<br>Representation: | Nami Properties, LLC<br>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, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the July 15, 2015 Meeting; being the applicant did not fulfill public noticing requirements, the case was postponed to the August 19, 2015 Meeting; due to unforeseen site conditions resulting in a potential redesign, the case was postponed to the September 16, 2015 Meeting and, again, to the October 21, 2015 Meeting; the application was denied by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.