



Zoning Board of Adjustment

April 20, 2016

Meeting @ 8:00 pm

Agenda

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) *Reorganization for 2016:*
 - 1.) Oath of Office
 - a.) *KENNETH WASSERMAN* (Reappointed as Full Member);
New 4-Year Term Expires: December 31, 2019;
 - 2.) Attendance;
 - 3.) Election of Officer
 - a.) *Secretary*;
- D.) Correspondence: March 17, 2016 - April 20, 2016;
- E.) Approval of Minutes: March 16, 2016 Meeting;
- F.) Subcommittee Assignments: April 27, 2016 Work Session- **CANCELLED**;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 3 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2014-18 (147 Closter Dock Road/Ro)*;
- J.) Miscellaneous: 2016 Financial Disclosure Statements;

K.) Adjournment of Meeting;

Item #1	<i>Submissions:</i> 3/7/16; 4/7/16	<i>Newspaper:</i> 3/23/16
	<i>Taxes:</i> 1 st Quarter (2016)	<i>200' List:</i> 3/23/16
	<i>Consecutive Postponements:</i> 0	

Case #Z-2016-03
155 Cedar Lane
(Block 701/Lot 28)

Applicant(s): Anthony & Rosemarie Iocco
Representation: Selves

The applicants are seeking Bulk Variances for the construction of an addition, front (open) porch, steps/landing and walkway at the subject property; the application was received March 7, 2016 and scheduled for the March 16, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 20, 2016 Meeting.

Item #2	<i>Submissions:</i> 10/5/15; 3/1/16; 3/2/16	<i>Newspaper:</i> 3/4/16
	<i>Taxes:</i> 1 st Quarter (2016)	<i>200' List:</i> 3/4/16
	<i>Consecutive Postponements:</i> 0	

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, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the March 16, 2016 Meeting; the applicant's architect completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the April 20, 2016 Meeting.

Item #3	<i>Submissions:</i> 10/28/14; 4/7/16	<i>Newspaper:</i> 4/3/15; 8/7/15; 3/4/16
	<i>Taxes:</i> 1 st Quarter (2016)	<i>200' List:</i> 4/2/15; 8/7/15; 3/3/16
	<i>Consecutive Postponements:</i> 0	

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 deemed complete; 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; being the applicant did not fulfill public *re-noticing* requirements, the case was postponed to the January 20, 2016 Meeting; due to a scheduling conflict with the applicant's planner, the case was postponed to the March 16, 2016 Meeting; the application was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**