Zoning Board of Adjustment

December 21, 2016

Meeting @ 8:00 pm

Agenda

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A.)	Opening Remarks;	
B.)	Pledge of Allegiance;	
C.)	Attendance;	
D.)	Correspondence:	November 17 - December 21, 2016;
E.)	Approval of Minutes:	November 16, 2016 Meeting;
F.)	Subcommittee Assignments:	December 28, 2016 Work Session- **CANCELLED**;
G.)	Discussion/Vote on 2015 & 2016 Merged Annual Report to Governing Body & Planning Board;	
H.)	Open to the Public;	
I.)	Caseload:	Item #'s 1 - 4 (see below);
J.)	Memorialization of Resolution(s):	n/a;
K.)	Closed Session:	Pending Litigation (Unspecified Cases);
L.)	Miscellaneous:	*Special Question*- *Case #Z-2014-09 (421 & 437-439 Durie Avenue/Asfarjani & Kiarash)*;
M.)	Adjournment of Meeting;	

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Item #1

Submissions: 10/24/16; 12/7/16
Taxes: 4th Quarter (2016)
Consecutive Postponements: 0

Newspaper: 12/10/16
200' List: 11/21/16

Case #Z-2016-09
33 Rutgers Street
(Block 2001/Lot 3)

Applicant(s): David Mikadze
Representation: Self

The applicant is seeking a Bulk Variance for the construction of an in-ground swimming pool and patio (on-grade) at the subject property; the application was received October 24, 2016 and scheduled for the November 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 ***December 21, 2016 Meeting***.

Item #2

Submissions: 11/1/16; 11/21/16; 12/9/16
Taxes: 3rd Quarter (2016)
Consecutive Postponements: 0

Newspaper: 12/9/16
200' List: 12/9/16

Case #Z-2016-10
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 and subsequently sought Amendment Approval via Case #Z-2015-06, which was dismissed without prejudice for lack of prosecution; the application was received November 1, 2016 and scheduled for the November 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 ***December 21, 2016 Meeting***.

Item #3

Submissions: 8/16/16; 9/8/16; 12/12/16
Taxes: 3rd Quarter (2016)
Consecutive Postponements: 2

Newspaper: Not Received
200' List: Not Received

Case #Z-2016-08
Hartford Boulevard
(Block 1810/Lot 7)

Applicant(s): Mauro Squicciarini
Representation: Raphael Jacobs, Esq.

The applicant is seeking Bulk Variances and Direction to permit the construction of a new 1-family house at the subject property which is not related to an improved street; the application was received August 16, 2016 and scheduled for the September 21, 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 October 19, 2016 Meeting; being the applicant's

engineer requested additional time to prepare, the case was postponed to the November 16, 2016 Meeting and, again, to the ***January 18, 2017 Meeting***.

Item #4	***Submissions***: 11/23/16; 12/1/16 ***Taxes***: 4th Quarter (2016) ***Consecutive Postponements***: 0	***Newspaper***: n/a ***200' List***: n/a

Case #Z-2016-11 597 Piermont Road (Block 1608/Lot 1)	Applicant(s): Representation:	Piermont Road Closter, LLC Mark Sokolich, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (containing undetermined retail tenancy) at the subject property; the application was received November 23, 2016 and scheduled for the ***January 25, 2017 Work Session***.