Zoning Board of Adjustment

January 20, 2016

Work Session @ 7:30 pm
&
Meeting @ 8:00 pm

Agenda

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A.) Opening Remarks;

B.) Pledge of Allegiance;

C.) *Reorganization for 2016*:

1.) Oaths of Office
- **a.)** *KENNETH WASSERMAN* (Reappointed as Full Member);
  New 4-Year Term Expires: December 31, 2019;
- **b.)** *HEENA DHORAJIA* (Reappointed as Full Member);
  New 4-Year Term Expires: December 31, 2019;
- **c.)** *JOAN MARKS* (Reappointed as Alternate #2);
  New 2-Year Term Expires: December 31, 2017;
- **d.)** *PHILLIP KWON* (Reappointed as Alternate #4);
  New 2-Year Term Expires: December 31, 2017;

2.) Attendance;

3.) Election of Officers
- **a.)** *Chairperson*;
- **b.)** *Vice Chairperson*;
- **c.)** *Secretary*;

4.) Appointment of Professionals
- **a.)** *Attorney*;
- **b.)** *Engineer*;

5.) Adoption of Calendar- *adopted at November 18, 2015 Meeting*;

6.) Adoption of Application Fee Schedule;

7.) Adoption of Legal & Engineering Escrow Deposit Schedules;

8.) Adoption of Official Newspaper Designations;

D.)	Correspondence:	December 17, 2015 - January 20, 2016;
E.)	Approval of Minutes:	November 18, 2015 Meeting; December 16, 2015 Meeting;
F.)	Subcommittee Assignments:	January 27, 2016 Work Session- *CANCELLED*;
G.)	Open to the Public;	
H.)	Caseload:	Item #'s 1 - 8 (see below);
I.)	Memorialization of Resolution(s):	*Case #Z-2014-17 (59 West Street, 11 & 15 Van Sciver Street/Closter Assisted Living, LLC)*;
J.)	Miscellaneous:	Land Use Board Mandatory Training Program- (Wednesday, March 2, 2016/Evening); (Saturday, April 16, 2016/Morning);
K.)	Adjournment of Meeting;	

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Item #1

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): Representation:	Five Eleven Durie Avenue, LLC 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 #2

Submissions: 1/8/16
Taxes: Not Received
Consecutive Postponements: 0

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

Case #Z-2016-01
24 Demarest Avenue
(Block 205/Lot 2)

Applicant(s): Justin Grindley
Representation: Self

The applicant is seeking a Bulk Variance for the as-built construction of an addition, 2 roof overhangs, side steps/landing, 2 retaining walls, driveway expansion, patio (on-grade), front and side walkway reconfigurations at the subject property; the application was received January 8, 2016 and scheduled for the ***January 20, 2016 (Special) Work Session***.

Item #3

Submissions: 12/3/15; 1/7/16
Taxes: 4th Quarter (2015)
Consecutive Postponements: 0

Newspaper: 1/8/16
200' List: 1/7/16

Case #Z-2015-08
23 Naugle Street
(Block 1206/Lot 1)

Applicant(s): Dykes Lumber, Inc.
Representation: Joseph Basralian, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the construction of a new building (prefabricated warehouse located between existing lumber yard facilities) at the subject property; the application was received December 3, 2015 and scheduled for the December 16, 2015 (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 ***January 20, 2016 Meeting***.

Item #4

Submissions: 11/3/15; 12/23/15
Taxes: 4th Quarter (2015)
Consecutive Postponements: 1

Newspaper: 12/11/15
200' List: 12/15/15

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, 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 16, 2015 Meeting; being the applicant both did not submit requested items or fulfill public noticing requirements, the case was postponed to the ***January 20, 2016 Meeting***.

Item #5

Submissions: 1/15/16
Taxes: Not Received
Consecutive Postponements: 0

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

Case #Z-2016-02
158 Closter Dock Road
(Block 1301/Lot 8)

Applicant(s): Nicholas Costantino
Representation: Matthew Capizzi, 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; in the alternative, he would seek a Use Variance; the application was received January 15, 2016 and scheduled for the ***February 17, 2016 (Special) Work Session***.

Item #6

Submissions: 10/8/15
Taxes: 3rd Quarter (2015)
Consecutive Postponements: 2

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 deemed complete; 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 and, again, to the ***February 17, 2016 Meeting***.

Item #7

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

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 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***.

Item #8

Submissions: 10/9/14; 11/7/14; 12/8/14; 1/23/15; 3/11/15; 4/14/15 ***Newspaper***: 2/3/15; 5/8/15 5/28/15 ***200' List***: 2/2/15; 5/8/15
Taxes: 3rd Quarter (2015)
Consecutive Postponements: 4

Case #Z-2014-17 59 West Street, 11 & 15 Van Sciver Street (Block 1104/Lots 15.02, 15.03 & 15.04)	Applicant(s): Representation:	Closter Assisted Living, LLC 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 deemed complete; 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; the application was denied with prejudice by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.