

Paul Demarest
Coordinator



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Borough of Closter
Zoning Board of Adjustment
295 Closter Dock Road
Closter, NJ 07624

ZONING BOARD OF ADJUSTMENT

Special Hearing *(Minutes)*

November 2, 2009

Prepared by:

Paul Demarest
Coordinator

Chairman Knee called the Special Hearing of the Zoning Board of Adjustment of the Borough of Closter, New Jersey being held on Monday, November 2, 2009 in the Council Chambers at Borough Hall to order at 8:04pm. He stated the meeting was being held in compliance with the provisions set forth in the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to an 11:00pm adjournment and no new matters would be considered after such time.

Chairman Knee invited all present in reciting the Pledge of Allegiance.



The following Board members and professionals were present at the meeting:

- Robert Knee- Chairman
- Steven Freesman, Esq.- Secretary
- Joseph Bianco, RA/PP
- Jennifer Rothschild, Esq.- Alternate #1
- Steven Iafrate- Alternate #3
- Thomas Hennessey- Council Liaison
- Michael Kates, Esq.- Board Attorney
- Paul Demarest- Board Coordinator

The following Board members and professionals were absent from the meeting:

- Lorin Sonenshine, RA/PP- Vice Chairman
- Theodore West, DDS
- Mitchell Monaco
- Francis Noh- Alternate #2
- Mark Crisafulli- Alternate #4
- Leonard Sinowitz- Zoning Officer
- Kevin Tichacek, PE- Board Engineer



To expedite the evening's proceedings, the Board did not read mail correspondence into the record.



To expedite the evening's proceedings, the Board did not approve minutes.



Chairman Knee opened the meeting to the public for anyone wishing to comment on matters not related to a case on the evening's agenda. No one wished to be heard.



Item #1

Case #Z-2008-12
35 John Street
(Block 1203/Lot 7)

Applicant: Robert Armaniaco
Representation: Stuart Liebman, Esq.

***PLEASE REFER TO THE OFFICIAL
TRANSCRIPT OF PROCEEDINGS
PREPARED BY THE FOLLOWING FIRM
RETAINED BY THE APPLICANT:***

Donna Lynn J. Arnold, CCR
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