

**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**

## **Regular Monthly Hearing** *(Minutes)*

*September 16, 2009*

Prepared by:

**Paul Demarest**  
*Coordinator*

Chairman Knee called the Regular Monthly Hearing of the Zoning Board of Adjustment of the Borough of Closter, New Jersey being held Wednesday, September 16, 2009 in the Council Chambers of the Borough Hall to order at 8:05pm. 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 statute. Chairman Knee 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
- Joseph Bianco, RA/PP
- Theodore West, DDS
- Jennifer Rothschild, Esq.- Alternate #1
- Steven Iafrate- Alternate #3
- Mark Crisafulli- Alternate #4
- 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
- Steven Freesman, Esq.- Secretary
- Mitchell Monaco
- Francis Noh- Alternate #2
- Leonard Sinowitz- Zoning Officer
- John Pacholek, PE- Board Engineer



Prior to the meeting, the Board received copies of the mail correspondence received by the Land Use Office on its behalf. Mr. Demarest read said mailings into the record.



A motion was made by Ms. Rothschild and seconded by Mr. Bianco, to approve the minutes for the July 15, 2009 Hearing. All members present voted in favor.



Chairman Knee requested 3 volunteers from the Board to serve on the Subcommittee for the next Work Session to be held on September 23, 2009. The following were assigned: Mr. Bianco, Dr. West and Mr. Crisafulli.



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.

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***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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