



Zoning Board of Adjustment

December 19, 2012

Meeting
(Minutes)

Prepared by:

Paul Demarest

◇ **OPENING REMARKS** (Commenced at 7:56pm) ◇

◇ **PLEDGE OF ALLEGIANCE** ◇

◇ **ATTENDANCE** ◇

Present

Joseph Bianco, RA/PP- Chairman
Steven Freesman, Esq.- Vice Chairman
Mitchell Monaco
Heena Dhorajia, EIT
Andrew Shyong, DDS- Alternate #1
Evan Elias- Alternate #2
John Galluccio, Esq.- Alternate #4
Arthur Dolson- Council Liaison
Matthew Earle, Esq.- *in lieu of Michael Kates, Esq.- Board Attorney*
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent

Theodore West, DDS- Secretary
Antranig Ouzoonian, PE
Thomas Hennessey
Joan Marks- Alternate #3
Leonard Sinowitz- Zoning Officer

◇ **CORRESPONDENCE** ◇

Given the absence of Secretary West, Mr. Demarest read mail received by the Land Use Department into the record.

◇ **MINUTES** ◇

In order to allow for additional time to review, the Board postponed a vote to approve the minutes for the November 21, 2012 Meeting to the January 16, 2013 Meeting.

◇ **SUBCOMMITTEE ASSIGNMENTS** ◇

December 26, 2012 Work Session: ***CANCELLED***;

◇ **OPEN TO THE PUBLIC** ◇

n/a;

◆**MEMORIALIZATION OF RESOLUTION(S)**◆

Chairman Bianco and Mr. Morris advised that the Board should postpone its vote on memorializing the Resolution for Case #Z-2012-10 (24 Naugle Street/Hansen) because the revised site plan submitted does not reflect the following: 1.) revise planting list to reflect proposed landscaping with caliper measurements in inches instead of root ball size measured in gallons; 2.) provide 1 to 2 trees having 2.5” caliper measurement within Borough right-of-way along Naugle Street to have uniform streetscape with 171 Closter Dock Road (Saint Paul’s Church) and 150 Railroad Avenue (Elks Club)- if planting cannot take place between curb and sidewalk because of manhole locations, alternate location should be between sidewalk and site’s property line; 3.) revise impervious coverage calculations to include vast gravel area on-site; 4.) provide signature block that includes applicants.

◆**CASELOAD**◆

<p>Case #Z-2012-12 Selaudin & Arjent Erbeli 388 Anderson Avenue (Block 2304/Lot 29) District #1- Residential A</p>

Case History

The applicants are seeking Bulk Variance Relief for the construction of a new single-family house at the subject property; the application was received October 17, 2012 and scheduled for the October 31, 2012 (Special) Work Session, at which time, it was deemed incomplete; pending the Board’s receipt of requested items, the application was rescheduled for the November 21, 2012 (Special) Work Session, at which time, it was perfected; pending the Board’s receipt of requested items and public noticing requirements, the application was scheduled for the December 19, 2012 Meeting.

Representation

1.) Elliot Urdang, Esq., 19 Engle Street, Tenafly, New Jersey;

Witnesses

#1: Christopher Lantelme, PLS/PE, Lantelme, Kurens & Associates, PC, 101 West Street, Hillsdale, New Jersey;

#2: Joseph Bruno, RA, 29 Pascack Road, Park Ridge, New Jersey;

Exhibits

A-1: topographical map as furnished by Land Use Department prepared by Edward Ranuska, PE, Bergen County Department of Public Works and dated January 28, 1977;

A-2: colorized version of pre-filed architectural prepared by Witness #2 dated July 5, 2012 and last revised November 28, 2012;

A-3: 5 photographs depicting existing exterior conditions of site and surrounding lots prepared by Witness #2 and undated;

A-4: 6 photographs depicting existing exterior conditions of site and surrounding lots prepared by Witness #2 and undated;

Relief Sought

- 1.) Bulk Variance: lot width (100' required/62.50' provided);
- 2.) Bulk Variance: street frontage (75' required/62.50' provided);

- 3.) Bulk Variance: front yard setback <corner lot- facing Johnson Court> (43' required/17.10' provided);
- 4.) Bulk Variance: side yard setback (15' required/8.60' provided);

Response to Prior Board and/or Subcommittee Requests

- 1.) applicants reduced overall size of house;
- 2.) applicants reoriented house so that front yard setback from front exterior wall facing Johnson Court (less front portico) increased to 21.10';
- 3.) applicants relocated open porch sunken into house footprint from its southwestern to northwestern corner;
- 4.) applicants relocated driveway access point from Anderson Avenue to Johnson Court;
- 5.) applicants reduced overall width of master bedroom by 4';
- 6.) applicants reduced area of 2nd floor balcony from 13', 8"x6' to 8'x5';
- 7.) applicants redesigned east elevation to contain hip roof instead of gable roof;
- 8.) applicants incorporated 2nd dog-house dormer into north elevation for visual interest;

New Board Requests

- 1.) consider further reduction of house footprint to both decrease variance request for front yard setback facing Johnson Court and acclimate house with streetscape of surrounding neighborhood;
- 2.) consider "stepped" elevation design so that exterior wall facing Johnson Court meets, on average (in lieu of its entire length), front yard setback requirement;
- 3.) collaborate with residents who questioned witnesses and commented during proceedings to appease their concerns;
- 4.) consider redesign of landscape layout to help better shield intensity of new construction;

Public Questions

- 1.) David Hollender, 20 Johnson Court, Closter, New Jersey;
- 2.) Walter Johnson, 10 Johnson Court, Closter, New Jersey;
- 3.) Lynn Appelbaum, 40 Johnson Court, Closter, New Jersey;
- 4.) Rajendra Majithia, 60 Johnson Court, Closter, New Jersey;
- 5.) Richard Chan, 80 Johnson Court, Closter, New Jersey;
- 6.) Wanda Hollender, 20 Johnson Court, Closter, New Jersey;

Public Comments

- 1.) Wanda Hollender, 20 Johnson Court, Closter, New Jersey;
- 2.) Steven Freesman, 30 Johnson Court, Closter, New Jersey;
- 3.) David Hollender, 20 Johnson Court, Closter, New Jersey;
- 4.) Lynn Appelbaum, 40 Johnson Court, Closter, New Jersey;

Decision

The case was adjourned to the January 16, 2013 Meeting.

RECUSED - Freesman/Shyong;

A motion was made by Mr. Monaco and seconded by Dr. Shyong, to have the Board go into recess at 10:07pm. The motion passed by acclamation.

The Board reconvened at 10:11pm.

◇CLOSED SESSION◇

A motion was made by Secretary Freesman and seconded by Ms. Dhorajia, to have the Board go into closed session at 10:13pm. The motion passed (7-0-0):

YES- Galluccio/Elias/Shyong/Dhorajia/Monaco/Freesman/Bianco;

NO- n/a;

ABSTAIN- n/a;

NOTE: Due to the topics of discussion, the minutes of this closed session will be released upon the resolution of said matters.

Chairman Bianco reopened the meeting to the public at 10:55pm.

◇ADJOURNMENT OF HEARING◇

A motion was made by Dr. Shyong and seconded by Secretary Freesman, to adjourn the meeting at 10:55pm. The motion passed by acclamation.
