



Zoning Board of Adjustment

March 28, 2012

*****Special*****
Hearing
(Minutes)

Prepared by:

Paul Demarest

◇ **OPENING REMARKS** (Commenced at 8:54pm) ◇

◇ **PLEDGE OF ALLEGIANCE** ◇

◇ **ATTENDANCE** ◇

Present

Joseph Bianco, RA/PP- Chairman
Theodore West, DDS- Secretary
Mitchell Monaco
Antranig Ouzoonian, PE
Thomas Hennessey
Heena Dhorajia, EIT
Andrew Shyong, DDS- Alternate #1
Evan Elias- Alternate #2
Joan Marks- Alternate #3
John Galluccio, Esq.- Alternate #4
Leonard Sinowitz- Zoning Officer
Michael Kates, Esq.- Board Attorney
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent

Steven Freesman, Esq.- Vice Chairman
Arthur Dolson- Council Liaison

◇ **MINUTES** ◇

Voting on the minutes for the January 18, 2012 Reorganization/Hearing, January 25, 2012 (Special) Hearing, February 15, 2012 Hearing, February 22, 2012 (Special) Hearing and February 29, 2012 (Special) Hearing was, again, tabled to the April 18, 2012 Hearing to allow for absent Board members to consider Mr. Demarest's new format.

◇ **OPEN TO THE PUBLIC** ◇

n/a;

◇ **MEMORIALIZATION OF RESOLUTION(S)** ◇

A motion was made by Mr. Monaco and seconded by Mr. Hennessey, to memorialize the Resolution for 42 Mc Cain Court (Case #Z-2012-02) with noted corrections to grammatical and spelling errors. The motion passed (5-0):

YES- Monaco/Hennessey/Shyong/Ouzoonian/Bianco;

NO- n/a;

ABSTAIN- n/a;

Because the applicants had yet to file revisions with the Board, a vote to memorialize the Resolution for 17 Bogert Street (Case #Z-2011-02) was postponed to the April 18, 2012 Hearing.

◇ DEVELOPER'S AGREEMENT ◇

Chairman Bianco signed the Developer's Agreement for 237-241 Closter Dock Road (Case #Z-2010-12). Upon signature of the absent Secretary West, Mr. Demarest said he would forward the document to the Governing Body for its consideration.

◇ MISCELLANEOUS ◇

The Board announced it would convene for a (Special) Hearing on April 24, 2012 to hear the applications for 1 Ruckman Road (Case #Z-2012-04) and 326-330 Harrington Avenue (Case #Z-2012-05).

◇ CASELOAD ◇

<p>Case #Z-2011-17 TD Bank, NA 597 Piermont Road (Block 1608/Lot 1) District #1- Residential Area A</p>
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Case History

The applicant is seeking Use Variance and Site Plan Approvals for the construction of a new commercial/retail bank (detached drive-thru canopy inclusive) at the subject property; the application was received October 7, 2011 and scheduled for the October 26, 2011 Work Session, at which time, it was perfected; due to the Board's heavy caseload, the applicant was granted, pending the Board's receipt of requested items and public noticing requirements, an appearance at the January 25, 2012 (Special) Hearing; the applicant's engineer completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the February 22, 2012 (Special) Hearing; the applicant's engineer completed subsequent testimony, its security expert completed initial testimony as did its architect and the case was adjourned, pending the Board's receipt of requested items, to the March 28, 2012 (Special) Hearing.

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

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◇ ADJOURNMENT OF HEARING ◇

Mr. Monaco asked that the Borough's website be updated to reflect the Board's current roster; Mr. Demarest said he would ask the Information Technology manager to do so.

Chairman Bianco reminded those Board members absent from meetings to listen to their compact disc recordings in order to be eligible to vote on yet-to-be decided cases.

A motion was made by Ms. Marks and seconded by Mr. Monaco, to adjourn the meeting at 11:13pm. The motion passed by acclamation.
