Zoning Board of Adjustment

September 15, 2026
Meeting
Agenda

THESE PROCEEDINGS WILL BE HELD VIRTUALLY (VIA ZOOM VIDEO COMMUNICATIONS, INC.)
****SEE LOGIN INSTRUCTIONS BELOW****

Video Conferencing	Audio Conferencing
Meeting Identification Number: **4244650146**	Telephone Number: **(646) 558-8656**
Meeting Password: **1212**	Meeting Identification Number: **4244650146**
Link: https://us02web.zoom.us/j/4244650146?pwd=Slk2ZG1pTEY0K1AzYmtSV3h5TFF5UT09	Meeting Password: **1212**

A.) Call to Order
1.) Meeting @ 7:00pm- ***PUBLIC***;
B.) Pledge of Allegiance
C.) Attendance
D.) Correspondence
1.) July 16, 2026 to September 15, 2026;
E.) Minutes
1.) July 15, 2026 Meeting;
2.) August 19, 2026 Meeting- ***CANCELLED***;
F.) Resolutions
n/a;
G.) Open to Public- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;
H.) Caseload
I.) Closed Session
J.) Miscellaneous
1.) Ordinance Proposal (Chapter 176-2: Hardscape Requirement Around Newly-Constructed Swimming Pools);
K.) Adjournment

#1 CASE Z-2026-08

APPLICANT:	JI-SUNG KIM
SUBJECT PROPERTY:	137 CLOSTER DOCK ROAD
BLOCK/LOT:	1201/21
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	AUGUST 31, 2026
AFFIDAVIT OF PUBLICATION:	AUGUST 31, 2026

The applicant is seeking Use Variance Relief for the construction of a new 2-family house and associated appurtenances; the application was received July 17, 2026 and scheduled for the July 28, 2026 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 **September 15, 2026 Meeting**.

#2 **CASE Z-2026-09**

APPLICANT:	ROBERT & MARGARET RINCKHOFF
SUBJECT PROPERTY:	521 CLOSTER DOCK ROAD
BLOCK/LOT:	1708/20
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	SELF
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	AUGUST 27, 2026
AFFIDAVIT OF PUBLICATION:	AUGUST 31, 2026

The applicant is seeking Bulk Variance and Design Waiver Relief for the construction of an addition, (2) steps/landings, driveway expansion as well as patio (on-grade) and (2) walkway reconfigurations to supplement a 1-family house; the application was received August 11, 2026 and scheduled for the August 25, 2026 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 **September 15, 2026 Meeting**.

#3 **CASE Z-2026-10**

APPLICANT:	STAVROU FAMILY, LLC
SUBJECT PROPERTY:	217 CLOSTER DOCK ROAD
BLOCK/LOT:	1302/20
ZONING DISTRICT:	3A (BUSINESS)
REPRESENTATION:	GREGG PASTER, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

The applicant is seeking Use Variance Relief and Site Plan Approval for the conversion of (1) vacant/non-residential tenant space (2nd floor) to (2) apartments to supplement a mixed-use building; NOTE: prior Board approval (see Case Z-1990-03) was granted for the creation of (3) apartments (3rd floor), however, only (2) apartments were constructed and subsequently converted to (1) apartment; the application was received August 12, 2026 and scheduled for the August 25, 2026 Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the **September 22, 2026 Work Session**.