Zoning Board of Adjustment

October 21, 2026
Work Session & Meeting
Agenda

THESE PROCEEDINGS WILL BE HELD BOTH IN-PERSON AT BOROUGH HALL & 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.)** Work Session @ 6:00pm- ***NO PUBLIC***;
- **2.)** Meeting @ 7:00pm- ***PUBLIC***;

B.) **Pledge of Allegiance**
C.) **Attendance**
D.) **Correspondence**
- **1.)** September 16, 2026 to October 21, 2026;

E.) **Minutes**
- **1.)** September 15, 2026 Meeting;

F.) **Resolutions**
- **1.)** Case Z-2026-09 (521 Closter Dock Road/Rinckhoff);

G.) **Open to Public**- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;
H.) **Caseload**
I.) **Closed Session**
- **1.)** Pending Litigation (Reuten Associates, LP, et al. v. Borough of Closter, et al.);

J.) **Miscellaneous**
K.) **Adjournment**

#1 CASE Z-2026-11

APPLICANT:	283 HARRINGTON, LLC
SUBJECT PROPERTY:	283 HARRINGTON AVENUE
BLOCK/LOT:	1301/20
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	EXEMPT
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 a church building (formerly New Life Church of New Jersey) to both a cultural arts center and (3) apartments via the construction of (2) additions, (3)

porches (open), wheelchair ramp, walkway and ground sign as well as parking lot modifications; the application was received October 14, 2026 and scheduled for the **October 21, 2026 Work Session**.

#2 **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:	OCTOBER 6, 2026
AFFIDAVIT OF PUBLICATION:	OCTOBER 3, 2026

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, resulting in a total of (3) apartments on-site, 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, 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 **October 21, 2026 Meeting**.

#3 **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; the applicant's engineer and architect testified and were cross-examined, and the case was adjourned, pending the Board's receipt of requested items and public re-noticing requirements (the latter of which is a courtesy rather than an obligation), to the **November 16, 2026 Meeting**.

#4 **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, roof overhang, (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; the application was approved by the Board; **the Board will memorialize a Resolution upon both its completion by the Board Attorney and the Board's receipt of items to which a voice vote may have been conditioned**.