Zoning Board of Adjustment

June 17, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:05pm

ATTENDANCE

Present
Joseph Bianco, RA/PP- Chairman
Wayne Sabo- Vice Chairman
Leslie Brunell, PE- Secretary
Dharamraj Baboo- Full Member
Evan Elias- Full Member
Kristie Davida- Full Member
Cochi Ho- Alternate #2
Yuval Tal- Alternate #3
Christopher Cho- Council Liaison
Daniel Steinhagen, Esq.- Board Attorney
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent
Heena Dhorajia, EIT- Full Member
Zachary Messinger- Alternate #1
Hani Samaan- Alternate #4

CORRESPONDENCE

The Board did not receive any correspondence since its April 15, 2026 Meeting.

OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Secretary Brunell and seconded by Mr. Ho to approve the minutes for the May 20, 2026 Meeting. The motion passed (7-0-0):

Yes- Tal; Ho; Davida; Elias; Brunell; Sabo; Bianco;

No- n/a;

Abstain- n/a;

RESOLUTIONS

A motion was made by Mr. Ho and seconded by Secretary Brunell to memorialize the Resolution for Case Z-2026-03 (15 Division Street/Berger) subject to the receipt of revisions as per the Board's voice vote of approval. The motion passed (7-0-0):

Yes- Tal; Ho; Davida; Elias; Brunell; Sabo; Bianco;

No- n/a;

Abstain- n/a;

A motion was made by Mr. Tal and seconded by Mr. Ho to memorialize the Resolution for Case Z-2026-06 (454 Closter Dock Road/Altintas). The motion passed (7-0-0):

Yes- Tal; Ho; Davida; Elias; Brunell; Sabo; Bianco;

No- n/a;

Abstain- n/a;

CASELOAD

#1 CASE Z-2026-07

APPLICANT:	280 KNICKERBOCKER, LLC
SUBJECT PROPERTY:	280 KNICKERBOCKER ROAD
BLOCK/LOT:	520/4
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	JUNE 2, 2026
AFFIDAVIT OF PUBLICATION:	JUNE 3, 2026

Synopsis

The applicant is seeking Bulk Variance Relief for the construction of an addition (including reconstruction utilizing existing foundation), portico and deck as well as driveway and walkway reconfigurations to supplement a 1-family house; the application was received May 14, 2026 and scheduled for the May 26, 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 **June 17, 2026 Meeting**.

Relief Sought

1.) Bulk Variance: number of stories (2.50 stories maximum allowed/3.45 stories provided);

Witnesses

1.) Uri Rapaport, RA, PO Box 361, Tenafly, New Jersey;

Exhibits

A-1: driveway drainage plan prepared by Christopher Lantelme, PE/PLS, Lantelme, Kurens & Associates, PC, 101 West Street, Hillsdale, New Jersey and dated June 15, 2026;

Prior Subcommittee Requests

1.) post $1,000.00 engineering escrow deposit for Board Engineer's review;

2.) resubmit tax map highlighting correct lot;
3.) reconfigure proposed front steps/landing from straight run to right-angle path linking with driveway;
4.) replace existing macadam sidewalk with new concrete curb and sidewalk;
5.) provide corrections to existing/proposed cellar and first floor elevations as well as spot elevations for both sides of proposed sidewalk, trench drain/retaining wall details at driveway and drainage calculations;
6.) provide underground electric and telecommunication utility line installations;
7.) obtain feedback from Bergen County Planning Board on requirements for turnaround area within proposed driveway given subject property fronts on county thoroughfare;
8.) provide elevations for proposed side and rear facades;
9.) consider hip roof style for proposed rear elevation;

Prior Board Requests
n/a;

New Board Requests
1.) provide hard copy of Exhibit A-1 (not pre-filed);
2.) provide fully-engineered site plan addressing all related Prior Subcommittee Requests;
3.) revise architecturals to reflect correct calculations for proposed building height and number of stories taking into account required 6-inch height of curb face;
4.) consider removal of existing 28-inch diameter oak located at property line shared with 272 Knickerbocker Road to abate safety concern (REQUESTED BY PUBLIC QUESTIONER #2);

Public Questions
1.) Susan Laudenback, 71 Pine Street, Closter, New Jersey;
2.) Mohammad Tabbakh, 272 Knickerbocker Road, New Jersey;

Public Comments
n/a;

Decision
The case was adjourned to the July 15, 2026 Meeting.

Conditions
n/a;

CLOSED SESSION

n/a;

MISCELLANEOUS

Regarding Case Z-2025-04 (6 Willow Road/Ocasio), for which the Board granted Bulk Variance Approval for the construction of an addition, swimming pool (in-ground with spa and fencing), outdoor kitchen, landscape wall and patio (on-grade) to supplement a 1-family house, the applicant, Cecille Anne Ocasio, 6 Willow Road, Closter, New Jersey introduced herself and stated her Resolution was memorialized on June 18, 2025 and expires after 1 year if construction has not commenced; Mr. Demarest added that a construction permit issued by the Building Department expires after 3 years. Ms. Ocasio asked that the expiration date of the Resolution be extended to June 18, 2027, noting she intended to start construction by the end of this calendar year.

A motion was made by Ms. Davida and seconded by Vice Chairman Sabo to grant a 1-year extension to the expiration date of the Resolution for Case Z-2025-04 (6 Willow Road/Ocasio) to June 18, 2027, by which time construction must begin on-site. The motion passed (4-0-0):

Yes- Tal; Davida; Sabo; Bianco;

No- n/a;

Abstain- n/a;

Regarding Introduced Ordinance #2026-1396, which would replace the Borough's affordable housing ordinance(s) in accordance with New Jersey's 4th round of affordable housing requirements, specifically as it relates to the definition of an

accessory apartment, Chairman Bianco said he does not understand why the proposed ordinance states an accessory apartment is "…a residential dwelling unit…located within a proposed preexisting primary dwelling…" because "proposed" and "preexisting" are oxymora in such context. He further opined that the existing ordinance, which allows for the creation of an accessory apartment within an existing 1-family house located in District 2 (Residential B), fronting on a county thoroughfare, etc. is superior to what has been introduced. Mr. Steinhagen said that the reason for the Borough's latest proposed ordinance change, when it already adopted the necessary changes to its code regarding accessory apartments, is a response to template ordinance(s) released by the New Jersey Department of Community Affairs and New Jersey Housing and Mortgage Finance Agency to assist municipalities with drafting their own; he said he would forward the State's model ordinances to the Board.

ADJOURNMENT

8:11pm