Zoning Board of Adjustment

November 16, 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.) October 22, 2026 to November 16, 2026;
E.) Minutes
1.) October 21, 2026 Meeting;
F.) Resolutions
1.) Case Z-2026-10 (217 Closter Dock Road/Stavrou Family, LLC);
G.) Open to Public- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;
H.) Caseload
I.) Closed Session
J.) Miscellaneous
1.) 2027 Board Work Session & Meeting Schedule;
K.) Adjournment

#1 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; the applicant's architect testified and was cross-examined, and the case was adjourned to allow for the applicant to fulfill conditions to be included in a Resolution authorized by the Board to be prepared by the Board Attorney in anticipation of coinciding Board votes on both the application and memorialization of said Resolution at the **November 16, 2026 Meeting**.

#2 **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:	NOVEMBER 4, 2026
AFFIDAVIT OF PUBLICATION:	NOVEMBER 5, 2026

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, 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 **November 16, 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; **the application has been withdrawn**.