Zoning Board of Adjustment

October 21, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD BOTH IN-PERSON AT BOROUGH HALL & VIRTUALLY

CALL TO ORDER

7:07pm

ATTENDANCE

Present
Joseph Bianco, RA/PP- Chairman
Wayne Sabo- Vice Chairman
Evan Elias- Full Member
Kristie Davida- Full Member
Zachary Messinger- Alternate #1
Cochi Ho- Alternate #2
Yuval Tal- Alternate #3
Hani Samaan- Alternate #4
Christopher Cho- Council Liaison
Daniel Steinhagen, Esq.- Board Attorney
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent
Leslie Brunell, PE- Secretary
Heena Dhorajia, EIT- Full Member
Dharamraj Baboo- Full Member

CORRESPONDENCE

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

OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Mr. Ho and seconded by Mr. Elias to approve the minutes for the September 15, 2026 Meeting. The motion passed (8-0-0):

Yes- Samaan; Tal; Ho; Messinger; Davida; Elias; Sabo; Bianco;

No- n/a;

Abstain- n/a;

RESOLUTIONS

A motion was made by Vice Chairman Sabo and seconded by Mr. Elias to memorialize the Resolution for Case Z-2026-09 (521 Closter Dock Road/Rinckhoff). The motion passed (5-0-0):

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

No- n/a;

Abstain- n/a;

CASELOAD

#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

Synopsis

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**.

Relief Sought

1.) Use Variance: 3-family use is not permitted in District 3A (Business) via District 3 (Business) regulations nor does proposal adhere to all conditions required for residential development of mixed-use site in District 3A (Business);

2.) Site Plan Approval-

- a.) Design Waiver: number of parking spaces (18 parking spaces minimum required/0 parking spaces provided on-site and 5 parking spaces provided by Borough in adjacent municipal parking lot (North Lot); NOTE: see Reciprocal Easement Agreement dated April 1, 1996;

Witnesses

1.) Victor Filletti, RA, TF Cusanelli & Filletti Architects, PC, 143 Terrace Street, Haworth, New Jersey;

Exhibits

A-1: pre-filed site plan and architecturals prepared by Witness #1, dated April 16, 2026 and last revised October 16, 2026;

Prior Subcommittee Requests

1.) sign and date Questionnaire portion of Board application;
2.) provide Consent to Representation;
3.) provide real estate certification confirming no delinquency;
4.) provide photographs depicting existing exterior conditions (both land and structures) of subject and surrounding properties with emphasis on views of shared property lines in relation to proposed construction;
5.) click hyperlink below to access topographical maps prepared by Bergen County Department of Public Works (Engineering Division), in lieu of professionally-engineered site plan, and highlight/submit page depicting subject property: https://www.closterboro.com/documents/applications%2C-documents-%26-forms/tax-maps-and-related-documents/21905458;
6.) provide digital version of all memorialized land use board Resolutions relating to subject property;
7.) obtain administrative report prepared by Building Department informing of all applicable barrier-free (handicap accessibility/parking) and elevator device (wheelchair platform lift, etc.) requirements;
8.) correct metes and bounds of subject property indicated on graphic to reflect those indicated on tax map;
9.) provide detail on how aesthetics of rear exterior appearance will be improved (refuse collection area, exterior stairway, etc.);
10.) provide on-site parking requirement calculation based on existing/proposed occupancies of subject building;
11.) provide written consent from Borough Administrator authorizing utilization of adjacent/Borough-owned parking lot (North Lot) being subject property has (0) parking spaces on-site (Board may opt to assess parking space waiver fee as condition of approval);
12.) itemize on-site parking requirement calculation provided for all existing/proposed residential and non-residential occupancies within subject building;
13.) abate safety hazard relating to portion of downtown area's brick paver sidewalk on which subject building fronts;
14.) indicate how horizontal fire separation between non-residential and residential uses will be provided (contact Fire Marshal for desired location of Siamese connection as part of mandatory fire suppression system installation);
15.) revise all existing/proposed exit doors depicted on 1st and 2nd floors so that they swing outward;
16.) provide roof overhang to cover existing exterior stairway;
17.) confirm number of existing/proposed windows;
18.) consider increasing proposed number of apartments from (3) to (4+) with (1) apartment being designated as affordable housing unit;
19.) provide existing/proposed ceiling height of 3rd floor;
20.) provide existing/proposed utility meter layout along with detail on existing/proposed mechanical equipment;
21.) enhance rear exterior lighting conditions (install down sconces instead of wall packs);
22.) eliminate (1) of (2) existing exit doors for existing 3rd floor apartment;
23.) hatch-mark all areas outside proposed scope of work;
24.) depict amended scope of work whereby 3, not 2, apartments are proposed (for total 4 apartments on-site) and indicate which apartment will be designated as affordable housing unit <AMENDED SCOPE OF WORK WAS NOT PURSUED BY APPLICANT>;
25.) enhance rear exterior lighting conditions (install shielded/downward-directed light fixtures);

Prior Board Requests
n/a;

New Board Requests
n/a;

Public Questions
n/a;

Public Comments
n/a;

Decision
A motion was made by Ms. Davida and seconded by Mr. Messinger to authorize the Board Attorney to draft a Resolution subject to fulfillment of the conditions indicated below with the anticipation of the Board coinciding a vote on both the application and memorialization of said Resolution at the November 16, 2026 Meeting; NOTE: the Board delayed a vote on the application because Exhibit A-1, which is not a supplemental or clarifying document, was not furnished at least 10 days in advance of this evening's proceedings. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

Conditions

1.) provide 1 additional shielded/downward-directed light fixture located between window and exterior stairway at rear elevation of subject building;
2.) contact Building Department for determination as to whether existing exterior stairway must be covered (roof overhang, etc.);
3.) contact Fire Marshal for desired location of Siamese connection as part of mandatory fire suppression system installation;

CLOSED SESSION

A motion was made by Mr. Tal and seconded by Ms. Davida to have the Board go into closed session at 7:50pm. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

A motion was made by Mr. Ho and seconded by Ms. Davida to have the Board reopen the meeting to the public at 9:07pm. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

The minutes for this closed session will be released upon the resolution of the matter(s) discussed.

MISCELLANEOUS

n/a;

ADJOURNMENT

9:07pm