

**ZONING BOARD OF ADJUSTMENT**  
**Minutes of the Meeting**

**June 25, 2019**

**Conference Meeting Agenda:**

At 7:02 PM, Chairman Hochberg announced that proper notice had been given and Planning Assistant Maddrey called the Roll:

Present: James Hochberg, Chairman  
Jared Resnick  
Pearl Hwang (arrived at 7:03 PM)  
Vineeta Khanna  
Kalpesh Kenia  
Laurie Kahn  
Richard Vallario, Board Attorney  
Catherine Maddrey, Planning Assistant

Absent: Tony Nardone, Vice Chair  
Ed Bier  
Lauren Tabak-Fass

Minutes: The minutes of May 28, 2019 were accepted as presented.

Communications: The Board discussed the annual report for 2018

New Business: Kalpesh Kenia was appointed as Alternate Member No. 1, filling an unexpired term ending December 31, 2020.

## **Regular Meeting Agenda**

At 7:16 PM., it was announced that proper notice had been given and the Roll was called: The Regular Meeting continued with the same attendees.

The following Resolutions were memorialized:

- 1) Weikuan & Chenchi Lien – 17 Tower Road - Application No. 2019-1-V
- 2) Baruch Shliechkorn – 50 Force Hill Road - Application No. 2019-10-V
- 3) Danyal Hussain & Khusbu Kazi – 18 Midway Drive - Application No. 2019-23-V
- 4) Shiming Yang – 44 Fellswood Drive – Application No. 2019-26-V
- 5) Peter Kowalchuk – 190 East Cedar Street – Application No. 2019-28-V

Preliminary Final Site Plan and Use Variance (Adjourned to July 23, 2019)

Block 3200; Lot 15

222 South Livingston Avenue

Application No. 2018-86-PFSP-UV

Poto Developers LLC

Chairman Hochberg announced that the application was being adjourned to July 23, 2019; notices not required.

Preliminary Final Site Plan with Variances (Adjourned)

Block 107; Lot 16

630 Route 10

Application No. 2019-24-PFSP

Millstein Acquisitions, LLC

Chairman Hochberg announced that the application was adjourned without a scheduled date; new notices are required.

Variance  
Block 5500; Lot 49  
19 Wynnewood Road  
Application No. 2019-32-V  
John Kovach

Applicant's Resolution of Approval (2013-39-V) has expired. Applicant proposes to add a deck in violation of the following section:

170-99C3 Side Yard Setback – 10' required; 7.25' proposed; 2.75' variance requested.

John Kovach & Geralyn Devorge (Applicants) appeared and were sworn in to offer testimony to build a new deck. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (narrow lot) upon motion made by Mr. Resnick and second by Ms. Hwang. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance  
Block 6701; Lot 11  
3 Huntington Road  
Application No. 2019-30-V  
Scott & Staci Fiet

Applicant proposes an addition and basement in garage in violation of the following sections:

170-97C2 Front Yard Setback – 75' required; 67.1' proposed; 7.9' variance requested.

170-87CC Habitable Floor Ratio – 15% required; 15.3% proposed; 0.3% variance requested.

Edmundo Lopez (Architect), Scott and Staci Fiet (Applicants) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (irregular lot) upon motion made by Ms. Hwang and second by Ms. Khanna. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance  
Block 4704; Lot 24  
22 Lexington Drive  
Application No. 2019-34-V  
David Abramowitz

Applicant proposes a two story addition to the side of the house in violation of the following sections:

170-99C3 Side Yard Setback – 10' required; 6.25' proposed; 3.75' variance requested.

170-87CC4 Habitable Floor Ratio – 30% required; 30.4% proposed; 0.4% variance requested.

Danial Dubinett (Architect), David and Robin Abramowitz (Applicants) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (undersized lot) upon motion made by Ms. Hwang and second by Mr. Kenia. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance  
Block 3800; Lot 19  
29 Mount Pleasant Parkway  
Application No. 2019-27-V  
Michael Sosa

Applicant proposes a first floor and rear addition in violation of the following section:  
170-99C2 Front Yard Setback – 40’ required; 21.8’ proposed; 18.20’ variance requested.  
170-99C3 Side Yard Setback – 10’ required; 5.4’ proposed; 4.6’ variance requested.  
170-99C7 & 170-87CC Habitable Floor Ratio – 30% required; 46.29% proposed; 16.29% variance requested.

Michael & Jamie Sosa (Applicants) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardships were reconfirmed (undersized, existing, non-conforming lot) upon motion made by Ms. Khanna and second by Mr. Resnick. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance  
Block 3000; Lot 49  
169 Grove Terrace  
Application No. 2019-31-V  
Matthew Bridgeman

Applicant proposes an addition in violation of the following sections:  
170-98C2 Front Yard Setback – 50’ required; 39.42’ proposed; 10.58’ variance requested.  
170-98C3 Left Side Yard Setback – 10’ required; 7.24’ proposed; 2.76’ variance requested.  
170-98C3 Right Side Yard Setback – 10’ required; 7.6’ proposed; 2.4’ variance requested.  
170-96C4 Rear Yard Setback – 40’ required; 39.05’ proposed; 0.95’ variance requested.  
170-98C3 Aggregate Side Yard Setback – 30% required; 27.44% proposed; 2.6% variance requested.  
170-87CC3 Habitable Floor Ratio – 21% required; 25.37% proposed; 4.37% variance requested.

Margaret Petersen (Architect), Matthew & Marcia Bridgeman (Applicants) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. An additional variance was granted for the garage width of 1 foot. The aggregate side yard setback granted was 2.56%. Mr. Resnick was recused from this application. The hardships were reconfirmed (undersized, existing non-conforming lot) upon motion made by Ms. Hwang and second by Mr. Kenia. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Adjournment

With no further business, the meeting adjourned at 8:26 PM.

Sincerely,



Catherine Maddrey, Planning Assistant