

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

July 23, 2019

Conference Meeting Agenda:

At 7:06 PM, Chairman Hochberg announced that proper notice had been given and Secretary Fass called the Roll:

Present: James Hochberg, Chairman
Jared Resnick
Pearl Hwang (arrived at 7:03 PM)
Vineeta Khanna
Laurie Kahn
Lauren Tabak-Fass
Richard Vallario, Board Attorney
Jackie Coombs-Hollis, Planning Administrator

Absent: Tony Nardone, Vice Chair
Kalpesh Kenia
Ed Bier

Minutes: The minutes of May 28, 2019 required one edit: correct spelling of applicants Scott & Staci Fiet's last name for 3 Huntington Road. The minutes were accepted with these revisions.

Regular Meeting Agenda

At 7:17 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:

John Kovach – 19 Wynnewood Road - Application No. 2019-32-V
Scott & Staci Fiet - 3 Huntington Road - Application No. 2019-32-V
Michael Sosa - 29 Mount Pleasant Parkway - Application No. 2019-27-V
Matthew Bridgeman - 169 Grove Terrace - Application No. 2019-31-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 September 24, 2019; notices not required.

Variance
Block 4401; Lot 19
12 Berkeley Terrace
Application No. 2019-39-V
Franco Cozzolino

Applicant proposes to replace existing retaining wall in violation of the following section:
170-91B(2)(c) & 170-91C(5)(c) Retaining Wall Setback – 5’ required; 3’ proposed; 2’ variance requested.

Franco & Nicole Cozzolino (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 for a wall height with a variance of 0.5’ was also approved. The hardship was reconfirmed (irregular topography) upon motion made by Mr. Resnick and second by Mr. Bier. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance
Block 1509; Lot 3
85 Fellswood Drive
Application No. 2019-37-V
JingLei Zhang

Applicant proposes a second floor and rear yard addition in violation of the following sections:
170-99C2 Front Yard Setback – 40’ required; 29.2’ proposed; 10.8’ variance requested.
170-87L(d) Side Street Front Yard Setback – 35’ required; 31.6’ proposed; 3.4’ variance requested.
170-95C4 Rear Yard Setback – 35’ required; 10’ proposed; 25’ variance requested.
170-87E(d)[4] Accessory Structure Setback – 5’ required; 1.5’ proposed; 3.5’ variance requested.

JingLei Zhang (Applicant) appeared and was sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (existing non-conforming) upon motion made by Ms. Hwang and second by Ms. Fass. 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 7:40 PM.

Sincerely,



Catherine Maddrey, Planning Assistant