

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

October 22, 2019

Conference Meeting Agenda:

At 7:05 PM, Chairman Hochberg announced that proper notice had been given and Secretary Fass called the Roll:

Present: James Hochberg, Chairman
Tony Nardone, Vice Chair
Lauren Tabak-Fass
Pearl Hwang (Arrived at 7:16 PM)
Kalpesh Kenia
Richard Vallario, Board Attorney
Catherine Maddrey, Planning Assistant

Absent: Laurie Kahn
Jared Resnick
Vineeta Khanna
Ed Bier

Minutes: The minutes of September 24, 2019 were accepted as presented.

Regular Meeting Agenda

At 7:30 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:

Eric & Marcy Mercer – 22 Trafalgar Drive - Application No. 2019-47-V
Daniel & Jill Katz - 3 Nottingham Road - Application No. 2019-50-V
Pamela Pol & Archimor Arigorat - 22 Royal Avenue - Application No. 2019-51-V

Preliminary Final Site Plan and Use Variance (Adjourned To November 26, 2019)
Block 3200; Lot 15
222 South Livingston Avenue
Application No. 2018-86-PFSP-UV
Poto Developers LLC

Chairman Hochberg announced that the application for Poto Developers LLC was being adjourned to November 26, 2019; no new notices required.

Variance (Adjourned to November 26, 2019)
Block 2602; Lot 29
35 Sycamore Avenue
Application No. 2019-53-V
TRI Owners Realty LLC

Chairman Hochberg announced that the application for TRI Owners Realty LLC was being adjourned to November 26, 2019; no new notices required.

Variance
Block 4706; Lot 21
462 South Livingston Avenue
Application No. 2019-55-V
Billy Maglaras/Tom Frank

Applicant is requesting an addition in violation of the following section:
170-99C(3) Side Yard Setback – 10’ required; 7.6’ proposed; 2.4’ variance requested.

Tom Frank and Billy Maglaras (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 (narrow and shallow lot) upon motion made by Mr. Kenia and second by Vice Chair Nardone. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance
Block 4007; Lot 13
44 Mounthaven Drive
Application No. 2019-52-V
Jeremy Gelade & Melissa Niglio

Applicant is requesting an addition in violation of the following sections:
170-99C(3) Side Yard Setback – 10’ required; 7.97’ proposed; 2.03’ variance requested.
170-99C(2) Front Yard Setback – 40’ required; 36.29’ proposed; 3.71’ variance requested.

Jeremy Gelade (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 hardships were reconfirmed (narrow and shallow lot) upon motion made by Vice Chair Nardone 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 7:38 PM.

Respectfully submitted,



Catherine Maddrey, Planning Assistant