

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

**January 24, 2023**

The Livingston Township Zoning Board of Adjustment met for its Conference, Re-organization and Regular Meeting by means of Zoom Webinar telecommunications at 7:04 PM. Chairman Hochberg announced that proper notice had been given pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services. Planning Administrator, Jackie Hollis called the Roll:

Present:	James Hochberg	Absent: Michael Affrunti
	Lauren Tabak-Fass	
	Anthony Nardone	
	Jared Resnick	
	Ed Bier	
	Pearl Hwang	
	Laurie Kahn	
	Ketan Bhuptani	
	Lou Rago	
	Jackie Hollis, Planning Administrator	
	Catherine Maddrey, Planning Assistant	
	Jeannette Harduby, Township Engineer	
	Andrew Janiw, Planning Consultant	

Communications: None

Re-Organizational Matters:

It was acknowledged that the Oaths for the following reappointments and appointments were previously administered at Town Hall:

- Pearl Hwang as a Class IV Member for a 4-year term expiring on December 31, 2026
- Ketan Bhuptani as Alternate #1 or a two-year term expiring on December 31, 2024
- Michael Affrunti as Alternate #2 for a one-year term expiring on December 31, 2023

Other Organizational Matters: Planning Administrator Hollis asked for a motion and second for the appointment of attorney Louis P. Rago. Upon motion made by Mr. Bier and second by Ms. Tabak-Fass, all members present voted in favor of the motion to appoint Mr. Rago for a one-year term to serve at the pleasure of the Board, for a term expiring on January 23, 2024.

Upon motions made and seconded, the following further actions were taken:

- Election of Lauren Tabak Fass as Board Chair to serve until January 23, 2024
- Election of Ed Bier as Vice Chair to serve until January 23, 2024
- Election of Laurie Kahn to serve as Recording Secretary to serve until January 23, 2024

The following meeting schedule for 2023 was unanimously ratified:

<b>ZONING BOARD SCHEDULE 2023</b>	
February 28, 2023	August 22, 2023
March 28, 2023	September 12, 2023

April 25, 2023	October 24, 2023
May 23, 2023	November 28, 2023
June 27, 2023	December 12, 2023
July 25, 2023	January 23, 2024 *

All Meetings will be held virtually at 7:00 PM via Zoom Webinar, with advance notice of how to attend posted to the Township's website. All Meetings are open to the Public in accordance with the Open Public Meetings Act. Unless invited by the Board, comments or questions from members of the public shall not be received at the Conference portion of the Meeting.

Full text of the Zoning Board Rules of Procedure is available in the Planning Department or by visiting our website at <http://livingstontownship.org/planningdept/>.

Minutes: The minutes of December 13, 2022 was accepted with one correction.

Old Business:

The Board voted unanimously in favor of memorializing the following Resolutions:

- 10 Langtree Drive; Application No. 2022-59-V; Richard & Pamela Tepper
- 50 North Baums Court; Application No. 2022-58-V; Joel & Abby Goldberg
- 51 Havenwood Drive; Application No. 2022-64-V; Alexander & Samara Siegel
- 11 Badger Drive; Application No. 2022-60-V; Francesca & Brian Roth

New Business:

Variance

Block 7104; Lot 1

3 Notch Hill Drive

Application No. 2022-67-V

Igor & Taisiya Faynzilbert

Applicant seeks approval for a front yard fence in violation of the following Section: 170-91B (2) (b) Front Yard Fence – 4' allowed; 5' proposed; 1' variance requested.

Igor & Taisiya Faynzilbert appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. A motion to approve the application was made by Member Bier and second by Member Resnick. The remaining members of the Board present and eligible voted in favor of the motion.

Preliminary & Final Site Plan with Variances

Block 1103; Lots 15 & 17

293 North Livingston Avenue

Application No. 2022-63-PFSPV

Public Service Electric & Gas Co. (PSE&G)

The applicant is seeking preliminary and final site plan approval to permit the construction of a Class-H Substation and related site improvements. The subject property is situated within both the Township of Livingston and the Borough of Roseland.

Appearing for Applicant: Jennifer M. Carillo-Perez, Esq.

Witnesses for Applicant: Michael Bartocci, Senior Project Manager of PSE&G

Kenneth Kimmel, P.E. of Senior Project Manager of PSE&G Civil  
Engineering Group  
Kyle King, President of A&R Consulting  
James Mazzucco, Landscape Architect of Bosenberg & Co Landscape  
Architecture  
Michael Conaway, Senior Engineer of Ostergaard Acoustical Associates  
Katherine Hering, P.P. of E2 Project Management LLC

Member(s) of the Public: None

*The Board went into recess from 7:57 PM to 8:06 PM.*

After hearing testimony and closing of the evidentiary record, a motion to approve the application was made by Member Hochberg and second by Member Bier, subject to a memorializing resolution. The remaining members of the Board present and eligible voted in favor of the motion.

Adjournment. With no further business, the meeting adjourned at 10:48 PM.

Respectfully submitted,

Catherine Maddrey, Planning Coordinator