

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

June 22, 2021

The Livingston Township Zoning Board of Adjustment met for its Conference 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. Secretary Fass called the Roll:

Present:	James Hochberg, Chairman	Absent:	Kalpesh Kenia
	Anthony Nardone, Vice Chair		Laurie Kahn
	Jared Resnick		
	Ed Bier		
	Pearl Hwang		
	Lauren Tabak-Fass		
	Ketan Bhuptani		
	Richard Vallario, Esq., Board Attorney		
	Jackie Hollis, Planning Administrator		
	Catherine Maddrey, Planning Assistant		
	Martin Chiarolanzio, Construction Official/Zoning Officer		
	Catherine Jackson, Zoning Review Officer		

Communications: None

Minutes: The minutes of May 25, 2021 was accepted.

Old Business:

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

- a) 26 Ross Road; Application No. 2021-21-V; 26 Ross Road, LLC
- b) 11 Billingsley Drive; Application No. 2021-19-V; Jon Tenenbaum
- c) 87 Laurel Avenue; Application No. 2021-17-V; Jonathan & Julie Schwartz

The following Resolution was not memorialized at the request of the Applicant.

- d) 7 Brayton Road; Application No. 2021-27-V; 7 Brayton Road LLC

New Business:

Variance (*Adjourned to July 27, 2021*)

Block 5701; Lot 9

305-307 West Northfield Road

Application No. 2021-30-EXT

Crystal Plaza Group, Inc.

The Applicant seeks approval for an Extension of Resolution (Application No. 2018-16-PFSP-UV; Decided July 24, 2018; Memorialized August 28, 2018).

Chairman Hochberg announced that the Application was adjourned to July 27, 2021; no further notices required.

Variance (*Adjourned*)
Block 2402; Lot 19
2 Hadrian Drive
Application No. 2021-20-V
Bruce & Marla Nagel

Applicant seeks approval for an addition in violation of the following Sections:
170-97C2 Front Yard Setback – 60' required; 46' proposed; 14' variance requested.

Chairman Hochberg announced that the Application was adjourned with no new date; new notices will be required to be served.

Variance
Block 2700; Lot 53
519 South Livingston Avenue
Application No. 2021-22-AA
Supreme K9 Training LLC

Applicant is requesting an appeal of the Zoning Officer's Decision per Section 170-107A & 170-107 B(2) to utilize the premises for dog training.

Appearing for Applicant: Robert K. Brown, Esq.

Witnesses for Applicant: Artemis Lin, Co-Owner

The Board determined that the Zoning Officer's interpretation of Section 170-107A & 170-107 B(2) was correct and that dog training is not a permitted use. The Applicant would be required to submit a Use Variance application.

Variance (*Continued from April 27, 2021*)
Block 3203; Lot 13
12 Dougal Avenue
Application No. 2020-43-V
Kemal Reyhan

The Applicant seeks approval to construct a new single family home in violation of the following Sections:

170-87CC3 Habitable Floor Ratio – 21% allowed; 31.49% proposed; 10.49% variance requested.

Frank Hall, AIA of Puzio Architects continued testimony. No members of the public appeared in support of or in objection to the application. After hearing testimony that the Applicant reduced the size of the home, and complied with the Habitable Floor Area and Side Yard Setbacks, a motion to approve was made by Member Bier and second by Member Resnick. Members Bhuptani and Nardone voted against the motion. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance (*Continued from April 27, 2021*)
Block 2802; Lot 21
6 Arlington Drive

Application No. 2021-13-V
Yanzhon Niu

Applicant seeks approval for a sun room in violation of the following Sections:

170-87CC3 Habitable Floor Ratio – 21% allowed; 22.98% proposed; 1.98% variance requested.

Yanzhon Niu continued with testimony.

Member(s) of the Public with Questions/Comments:
Jake Elkins – 8 Arlington Drive

After hearing testimony that the Applicant moved the shed to the rear of the home, a motion to approve was made by Member Resnick and second by Member Fass. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance (*Adjourned from May 25, 2021*)
Block 6101; Lot 9
18 Dickinson Lane
Application No. 2021-23-V
Marcelino Lopez

The Applicant seeks approval for an addition in violation of the following Sections:
170-96C2 Front Yard Setback – 75’ required; 33.5’ proposed; 41.5’ variance requested.
170-96C3 Right Side Yard Setback – 15’ required; 7.81’ proposed; 7.19’ variance requested.
170-96C3 Left Side Yard Setback – 15’ required; 6.25’ proposed; 8.75’ variance requested.
170-96C3 Aggregate Side Yard – 30% required; 14.06% proposed; 15.94% variance requested.
170-87 BB1 Habitable Floor Area – 15% allowed; 28.46% proposed; 13.46% variance requested.

Appearing for Applicant: Eugenio Genise, Esq.

Witnesses for the Applicant: Jeffrey Lewis, AIA

Members of the Public with Questions/Comments:
Fred Roseberg – 24 Ross Road
Craig Rosenbaum – 28 Ross Road

The Board felt the home was too large for the lot. The Applicant requested to adjourn the application to August 24, 2021. No further notices required.

The Board adjourned the public meeting at 8:24 PM and went into executive session.

With no further business, the executive meeting adjourned at 8:56 PM.

Respectfully submitted,

/s/ Catherine Maddrey

Catherine Maddrey, Planning Assistant