

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

August 23, 2022

The Livingston Township Zoning Board of Adjustment met for its Conference, Re-organization and Regular Meeting by means of Zoom Webinar telecommunications at 7:01 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 Bier called the Roll:

Present:	James Hochberg	Absent:	Lauren Tabak-Fass
	Anthony Nardone		Jared Resnick
	Edward Bier		
	Pearl Hwang		
	Laurie Kahn		
	Ketan Bhuptani		
	Richard Vallario, Esq., Board Attorney		
	Jackie Hollis, Planning Administrator		
	Barbara Ehlen, Planner		

Communications: None

Minutes: The minutes of July 26, 2022 were accepted as presented.

Old Business:

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

- 50 East Mount Pleasant Avenue; Application No. 2022-18-PFSPV; 50 East Mount Pleasant Avenue Associates, LLC
- 449 West Mount Pleasant Avenue; Application No. 2022-33-AA; Scorch Cigar Lounge
- 34 Fellswood Drive; Application No. 2022-34-V; Tatsiana Dvorkina & Uladzimir Naksimovic
- 23 Brookside Avenue; Application No. 2022-27-V; Lior & Levitte Shliechkorn
- 7 Boulderwood Drive; Application No. 2022-36-V; Preetam Bajaj

New Business –

Variance (*Adjourned*)

Block 2905; Lot 14

151 Sycamore Avenue

Application No. 2021-49-V

MSB Builders, LLC

Applicant seeks approval for a 2 ½ story single family home with a proposed in-ground pool, patio, pergola, and sports court.

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

Variance
Block 1604; Lot 2
6 Redwood Road
Application No. 2022-32-V
Xiangyu Wen

Applicant seeks approval for second floor addition in violation of the following Sections:
170-99C3 Right Side Yard Setback – 10’ required; 6.6’ proposed (existing); 3.4’ variance requested.

170-99C3 Aggregate Side Yard Setback – 30% required; 24% proposed; 6% variance requested.

170-99C4 Rear Yard Setback – 35’ required; 8’ proposed (existing); 27’ variance requested.

170-87CC4 Habitable Floor Ratio – 30% allowed; 38.9% proposed; 8.9% variance requested.

Xiangyu Wen, Applicant and Jose Carballo, Architect 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 and irregular shaped lot) upon a motion to approve made by Member Nardone and second by Member Bier. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Use Variance (Adjourned from July 26, 2022)

Block 1800; Lot 13
133-135 East McClellan Avenue
Application No. 2022-22-PFSP-UV
Jorge Taboada

Applicant seeks approval to amend prior approved plans to convert 1000 sq ft of commercial space into two separate one bedroom apartments.

Witnesses for Applicant: Christine Miseo, AIA, P.P. of Miseo Associates
 Marc Remo, P.E. of Remo Engineering, LLC
 Jorge and Betty Taboada, Owners

Members of the public with questions or sworn statements: None

After a closing statement by Christine Miseo and the closing of the evidentiary record, upon motion by Member Hwang, second by Member Bier, opportunity for discussion, and subject to a memorializing resolution, by the unanimous votes of Members, Hwang, Bier, Nardone, Kahn, Bhuptani, and Hochberg, (they being all of the Members present and eligible to vote) it was resolved to grant the Application with Conditions agreed to by the Applicant.

Adjournment

With no further business, the meeting adjourned at 8:24 PM.

Respectfully submitted,

Jackie Hollis, Planning Administrator