

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

September 24, 2019

Conference Meeting Agenda:

At 7:01 PM, Chairman Hochberg announced that proper notice had been given and Secretary Fass called the Roll:

Present: James Hochberg, Chairman
Tony Nardone, Vice Chair
Ed Bier
Laurie Kahn
Lauren Tabak-Fass
Pearl Hwang
Richard Vallario, Board Attorney
Catherine Maddrey, Planning Assistant

Absent: Kalpesh Kenia
Jared Resnick
Vineeta Khanna

Minutes: The minutes of August 27, 2019 were accepted as presented.

Regular Meeting Agenda

At 7:19 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:

Purnima Patel – 17 Fawn Drive - Application No. 2017-19-V (Amendment)
Jian Gao & Haiyang Hu - 60 Falcon Road - Application No. 2019-42-V
Jonathan & Kimberly Lower - 252 West Hobart Gap Road - Application No. 2019-43-V
Sarah Hussain & Muhammad Ahmed - 36 Old Road - Application No. 2019-36-V

Variance
Block 2400; Lot 17.09
22 Trafalgar Drive
Application No. 2019-47-V
Eric & Marcy Mercer

Applicant proposes to add a patio with roof to existing home in violation of the following section:
170-96C(4) Rear Yard Setback – 75’ required; 68.5’ proposed; 6.5’ variance requested.

Marcy Mercer (Applicant) and Danial Dubinett (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 hardships were reconfirmed (narrow and shallow lot) upon motion made by Vice Chair Nardone 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 6400; Lot 12
3 Nottingham Road
Application No. 2019-50-V
Daniel & Jill Katz

Applicant proposes to construct a new home in violation of the following section:
170-87CC(1) Habitable Floor Ratio – 15% required; 16.6% proposed; 1.6% variance requested.

Meredith Colon-Reiman (Architect), Jill and Daniel Katz (Applicants) 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 was made by Mr. Bier 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.

Variance
Block 3502; Lot 92
22 Royal Avenue
Application No. 2019-51-V
Pamela Pol & Archimor Arigatorat

Applicant proposes to construct a new home in violation of the following sections:
170-99C(3) – Left Side Yard Setback – 10’ required; 6’ proposed; 4’ variance requested.
170-99CC(4) Habitable Floor Ratio – 30% required; 34.4% proposed; 4.4% variance requested.

The applicants were represented by James M. Hyndman, Esq. Pamela Pol & Archimor Arigatorat 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 undersized lot) upon motion made by Vice Chair Nardone and second by Ms. Kahn. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Preliminary Final Site Plan and Use Variance
Block 3200; Lot 15
222 South Livingston Avenue
Application No. 2018-86-PFSP-UV
Poto Developers LLC

Applicant proposes the following:

Expansion to the front & northerly side of an existing 2-½ story commercial building with renovations to the exterior façade; Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels. Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

Appearing for the Applicant: Steven Schepis, Esq.

Witnesses for the Applicant: Christine Miseo, P.A. Architects; Miseo Associates
Jeffrey D. Egarian, P.E.; D.J. Egarian & Associates, Inc.
Beth Lippman, Executive Director; Livingston BID
Joey Poto, Applicant & Owner

Members of the public with questions or comments:
David Bellicha – 218 South Livingston Avenue

Chairman announced that, at the request of the Applicants, the matter would be further adjourned and continued to the Board's Regular Meeting at 7:00 PM on October 22, 2019. Notices not required.

Adjournment

With no further business, the meeting adjourned at 10:07 PM.

Respectfully submitted,



Catherine Maddrey, Planning Assistant