

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

November 23, 2021

The Livingston Township Zoning Board of Adjustment met for its Conference and Regular Meeting by means of Zoom Webinar and a link to Facebook at 7:03 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. Ms. Fass called the Roll:

Present:	James Hochberg, Chairman	Absent:	Kalpesh Kenia
	Anthony Nardone, Vice Chair		Laurie Kahn
	Edward Bier		Catherine Maddrey,
	Lauren Tabak-Fass		Planning Assistant
	Jared Resnick (<i>Joined meeting at 8:19 PM</i>)		
	Pearl Hwang		
	Ketan Bhuptani		
	Richard Vallario, Esq., Board Attorney		
	Jackie Coombs-Hollis, Planning Administrator		

Communications: None

Minutes: The minutes of October 26, 2021 was accepted as presented.

Old Business:

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

- 2 Fredon Drive; Application No. 2021-36-V; Rajiv & Carrie Parikh
- 29 Wellington Road; Application No. 2021-56-V; Corey Stone
- 15 Badger Drive; Application No. 2021-52-V; 15 Badger Drive, LLC
- 8 Village Drive; Application No. 2021-54-V; Elizabeth Weiss
- 48 Lexington Drive; Application No. 2021-55-V; Amanda Gold
- 87 W McClellan Ave; Application No. 2021-53-V; Urja Patel

New Business – (a) Proposed Meeting Dates for 2022 – Preliminary Discussion

Variance (Adjourned to December 14, 2021)

Block 2400; Lot 22

225 East Cedar Street

Application No. 2021-50-V

Daniel Fremed

Applicant seeks approval for a fence in violation of the following Section:

170-91A (3)(a) Side Yard Fence – 60” allowed; 72” proposed; 12” variance requested.

170-91A (2)(b) Front Yard Fence –

48” allowed; 72” proposed; 24” variance requested.

Plantings required; Retain current plantings with no additional plantings proposed

50% open required; board on board proposed

The Chairman announced that the application was being adjourned to December 14, 2021 and that no further notices are required.

Variance (Continued from September 28, 2021)
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 Section:
170-97C2 Front Yard Setback – 60’ required; 48’ proposed; 12’ variance requested.

Appearing for the Applicant: Jay Rice, Esq. of Nagel Rice, LLP

Witnesses for the Applicant: Ronald Weiss, AIA of Weiss Design Group

Members of the Public with Questions/Comments: None

A motion to approve the application was made by Member Bier and second by Member Bhuptani. The remaining members of the Board present and eligible voted in favor of the motion.

Variance
Block 6800; Lot 22
16 Goodhart Drive
Application No. 2021-62-V
Jon Gantman

The Applicant seeks approval to add a roof to an existing patio in violation of the following Section:

170-96C4 Rear Yard Setback – 75’ required; 50.6’ proposed (existing); 24.4’ variance requested.

Jon Gantman appeared and was 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 Hwang and second by Member Fass. The remaining members of the Board present and eligible voted in favor of the motion.

Variance
Block 7201; Lot 4
2 Devonshire Road
Application No. 2021-58-V
Anuj Goyal & Deepali Jain

Applicant seeks approval for a second story addition in violation of the following Sections:
170-87L2(a) Corner Lot Setback – 37.5’ required; 29.4’ proposed; 8.1’ variance requested.
170-96C4 Rear Yard Setback – 75’ required; 54.9’ proposed; 20.1’ variance requested.
170-87CC1 Habitable Floor Ratio – 15% allowed; 19.5% proposed; 4.5% variance requested.

Anuj Goyal, Deepali Jain (Applicants), and William Gentile (Architect) appeared and were sworn in to offer testimony.

Members of the Public with Questions or Comments: Amy & Jeff Levine at 6 Wilshire Drive

The hardship was reconfirmed (undersized lot) upon a motion to approve made by Member Hwang and second by Member Nardone. The remaining members of the Board present and eligible voted in favor of the motion.

Variance

Block 5400; Lot 4

11 Baker Road

Application No. 2021-60-V

Solomon Gbondo-Tugbawa

Applicant seeks approval for an addition in violation of the following Sections:

170-97C3 Right Side Yard Setback – 15’ required; 13.33’ proposed; 1.67’ variance requested.

170-97C3 Left Side Yard Setback – 15’ proposed; 8.33’ proposed; 6.17’ variance requested.

170-97C4 Rear Yard Setback – 50’ required; 31.58’ proposed; 18.42’ variance requested.

170-87CC2 Habitable Floor Ratio – 18% allowed; 21.5% proposed; 3.5% variance requested.

Solomon Gbondo-Tugbawa (Applicant) and Lisa Walzer (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 lot) upon a motion to approve made by Member Fass and second by Member Bier. The remaining members of the Board present and eligible voted in favor of the motion.

Application for Minor Site Plan

Block 2006; Lot 30

193 East Mount Pleasant Avenue

Application No. 2021-28-V

Temple Beth Shalom

Applicant seeks approval to replace a fence along portions of its property and enclosure of existing HVAC unit with a new fence.

Appearing for the Applicant: Lauren Tardanico, Esq. of Chiesa Shahinian & Giantomasi PC

Witnesses for the Applicant: J. Michael Petry, P.E., P.P. of Petry Engineering, LLC
David Schmied, Temple Beth Shalom

Members of the Public with Questions/Comments: None

Member Fass was recused from the application and left the meeting. Member Resnick joined the meeting.

A motion to approve the application was made by Member Bhuptani and second by Member Bier. Member Hochberg voted to deny the application. The remaining members of the Board present and eligible voted in favor of the motion.

With no further business, the meeting adjourned at 9:07 PM.

Respectfully submitted,

Jackie Coombs-Hollis, Planning Administrator