

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting
January 28, 2020

The Livingston Zoning Board of Adjustment met for a Conference Meeting in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue with a Regular Meeting scheduled to follow in Chambers. Notice of the Meetings was published in the West Essex Tribune and posted on the Municipal and Police Building bulletin board.

Conference Meeting:

At 7:02pm Chairman Hochberg announced that proper notice had been given and Vice Chairman Nardone called the Roll:

Present: James Hochberg, Chairman
Tony Nardone, Vice Chair
Pearl Hwang
Vineeta Khanna
Ed Bier
Laurie Kahn
Richard Vallario, Board Attorney
Jackie Hollis, Planning Administrator

Absent: Jared Resnick
Lauren Tabak-Fass
Kalpesh Kenia

Re-organization Matters:

- a. Oaths. Board Attorney Vallario administered the oath of office to reappointed member Laurie Kahn.
- b. Other Organizational Actions: Upon motions made and seconded, and on the unanimous votes of the Members present, the following actions were taken:
 - Election of Hochberg as Chairman to serve until January 26, 2021.
 - Election of Nardone as Vice Chairman to serve until January 26, 2021.
 - Appointment of Recording Secretary, Lauren Tabak Fass to serve until January 26, 2021
 - Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board for a term expiring on January 26, 2021.
- c. Adoption of 2020 Meeting Schedule. The following schedule of Board meetings for 2020 was unanimously ratified:
 - February 25, 2020
 - March 24, 2020
 - April 28, 2020
 - May 26, 2020
 - June 23, 2020
 - July 28, 2020
 - August 25, 2020
 - September 22, 2020
 - October 27, 2020
 - November 24, 2020
 - December 8, 2020
 - January 26, 2021 (Re-Org)

Minutes: The minutes of December 10, 2019 was accepted as presented.

New Business: The Board received a request for a special meeting for JD Fitness and discussed a possible date of February 13, 2020 if a quorum could be confirmed.

Executive Session: The Board went into executive session 7:17pm –7:20pm to discuss litigation matters.

Adjournment – at 7:20pm the conference meeting adjourned.

Regular Meeting Agenda

At 7:26pm, 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:

- 1) Marcelo Luftman – 59 Baker Road – Application No. 2019-40-V
- 2) Steven Lorenzet – 118 Sycamore Avenue – Application No. 2019-60-V
- 3) Manuel Vega – 22 Bryant Drive – Application No. 2019-57-V
- 4) Purnima Patel – 17 Fawn Drive – Application No. 2019-63-V

Preliminary Final Site Plan and Use Variance (*Continued from November 26, 2019*)

Block 3200; Lot 15

222 South Livingston Avenue

Application No. 2018-86-PFSP-UV

Poto Developers LLC

Chairman Hochberg announced that, at the request of the Applicant, the matter is adjourned to March 24, 2020 with no further notice by the Applicant required.

Preliminary Final Site Plan and Use Variance

Block 5500; Lot 5

271 West Northfield Road

Application No. 2019-64-PFSP-UV

Our House, Inc.

The applicant proposes to occupy the ground floor of the Presbyterian Church of Livingston with a day program for developmentally disabled adults. The building will undergo interior renovation and the program will utilize 7,245 sf of the existing building's lower level. The program will accommodate 42 participants and there will be space for various educational and recreational activities on-site. Overnight parking on site for mini-vans requested.

The Board Chairman announced that the following requested waivers were granted:

- #15 – Existing and proposed contours
- #16 – Elevations at the building corners, paved areas and property corners
- #21 – Storm drainage facilities, water mains and sanitary sewer lines
- #23 – Landscaping plan

#25 – Soil Erosion and sediment control plan
#26 – Drainage area
#28 – Environmental Impact Statement
#29 – Storm water management plan
Final Site Plan - #1 & # 8

Matthew Schiller, Esq. appeared for the Applicant.

Witnesses for the Applicant:

Michael Lanzafama, P.E. P.P.
Michelle DelCorsano, President & CEO of Our House, Inc.
Pastor Daniel Martian, Presbyterian Church
Beata Szacillo, Architect

Members of the public with questions for the witnesses:

Mark Annett – 53 Hillside Avenue
Eric Offei-Addo

Members of the public making statements:

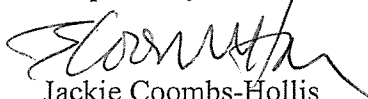
Felix Amoyaw – 17 Bullock Drive, West Orange

The Board was in recess 8:52pm – 9:03pm

After closing of the evidentiary record and opportunity for discussion, upon motion made by Member Hwang and second by Member Khanna, by the unanimous votes of Members Bier, Khanna, Nardone, Hochberg; they being all of the Members present, voted to approve the Application with the following conditions (1) the use of the premises by Crystal Plaza is not to be permitted during weekday hours when the daycare facility is in operation (7:30am – 4:30pm, Monday through Friday); (2) the proposed non-illuminated sign by the door of the facility not exceed 2 sqft; and (3) all overnight parking of vans must be in the rear corner of the property adjacent to the Livingston Community Center. The approval is subject to a memorializing resolution.

Adjournment: The Regular Meeting adjourned at 9:29pm

Respectfully submitted,


Jackie Coombs-Hollis
Planning Administrator