

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

April 25, 2023

The Livingston Township Zoning Board of Adjustments met for its Conference, Re-organization and Regular Meeting by means of Zoom Webinar telecommunications at 7:02 PM. Chairwoman Fass 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 Kahn called the Roll.

Present:	Lauren Tabak Fass Edward Bier James Hochberg Anthony Nardone Pearl Hwang Laurie Kahn Jared Resnick Ketan Bhuptani Louis P. Rago, Esq. Catherine Maddrey, Planning Coordinator	Absent: Jackie Hollis-Planning Administrator Michael Affrunti
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Communications:

No Board changes were submitted after reviewing the 2022 Annual Report..
Mr. Nardone made a motion to adopt the report as prepared, second by Mr.Bier.

Minutes:

Motion to approve minutes made by Mr. Nardone, second by Mr. Bier.
The minutes of March 28, 2023 were accepted as presented.

Old Business:

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

4 Vista Terrace; Application No. 2022-74-V; Murray Kushner

*Mr. Wine submitted modest modifications to Mr. Rago that do not change the substance of the application.

2 Hadrian Drive; Application No. 2021-20-V, Bruce and Marla Nagel

8 Alpine Way; Application No. 2023-4-V, Jonathan Salzinger & Michele Weinberger

98 North Hillside Avenue; Application No. 2023-6-V, Shuchita & Nitin Mirwani

1 Concord Drive, Application No. 2023-5-V, Meiyen Ni

Mr. Bier made a motion to approve the Resolutions with modifications and second by Mr. Bhuptani.
The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution

Continued Hearing

Variance (*Continued from February 28, 2023*)

Block 2903, Lot 16

40 Oakwood Avenue

Application No. 2022-69-V

40 Oakwood Avenue, LLC

Applicant proposes to construct an addition to the existing single-family dwelling, in violation of the following Sections:

170-98C2 Front Yard Setback- 50' required; 30' proposed/existing; 20' variance requested

170-87CC3 Habitable Floor Ratio- 21% allowed; 34.6% proposed; 13.6% variance requested

Appearing for the Applicant: Robert Gaccione, Esq. (sworn in from 2/28/23)

Witness for the Applicant: Charles L. Baldanza,-Architect

Steve Lydon-Planner

Public Comment: Lori Simonovich (question was answered by testimony)

After hearing testimony on revised plans, a motion to approve the application was made by Mr. 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.

New Business

Request for Extension of Resolution

Block 4009; Lot 41

10 Millbrook Court

Application No. 2021-63-V

Jin "James" Hu

Applicant seeks approval for a 1 year Extension of Resolution of approval which expired on January 25, 2023. *No changes to the application as it exists.*

Appearing for the Applicant: James Hu-Applicant, Owner

A motion to approve the Extension of Resolution with an expiration date of January 25, 2024 was made by Mr. Resnick and second by Mr. Hochberg. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance

Block 4802; Lot 3

27 West Harrison Place

Application No. 2022-70-V

Denis & Lachin Saparova

Applicant seeks approval to extend existing garage and add a front porch in violation of the following Sections:

170-99C2 Front Yard Setback- 40' required; 35.5' proposed; 4.5' variance requested

170-99C3 Side Yard Setback- 10' required; 7.6' proposed/existing; 2.4' variance requested

Appearing for the Applicant: Denis Saparov

Ms. Hwang suggested moving the steps off the porch to face the street, rather than off the side facing the driveway.

Mr. Saparov will return to Zoning Officer to clarify front yard setback and front step placement. Application adjourned until June 27th.

Variance

Block 500; Lot 29

2 Mellon Place

Application No. 2023-8-V

Saranath Narasimhan

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

170-87BB4 Habitable Floor Area- 3220 sq ft allowed; 5710 sq ft proposed; 2490 sq ft variance requested

Appearing for the Applicant: Saranath Narasimhan-Applicant, Owner

Applicant must submit lot surface drainage application.

After hearing testimony, a motion to approve the application was made by Mr. Hochberg and second by Mr. Nardone. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance

Block 2903; Lot 5

Application No. 2023-13-V

Property Maintenance Group, LLC

Applicant proposes to construct a new 2-story single family home in violation of the following Section:

170-87CC3 Habitable Floor Ratio- 21% allowed; 42% proposed; 21% variance requested

Appearing for the Applicant- Matthew Posada, Esq.

Witness for the Applicant- Hayk Ekshian, Architect

Michael Lanzafama-Engineer/Planner

Public Comment: Lori Simonovich-question about accommodation for French drains and pumps that do not infringe on neighbor's lots. Applicant will file lot surface drain plans as requested by the Town.

Postpone to May 23rd meeting to give applicant time to revise plans.

Meeting adjourned 9:14

Respectfully submitted,

Laurie Kahn, Board Secretary