

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

**June 23, 2020**

The Zoning Board of Adjustment met for its Conference and Regular Meeting by means of Zoom Webinar telecommunications and a link to Facebook Live at 7:08 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 Fass called the Roll:

Present: James Hochberg, Chairman  
Tony Nardone, Vice Chair  
Jared Resnick  
Kalpesh Kenia  
Ed Bier  
Vineeta Khanna  
Lauren Tabak-Fass  
Laurie Kahn  
Richard Vallario, Esq., Board Attorney  
Jackie Hollis, Planning Administrator  
Catherine Maddrey, Planning Assistant

Absent: Pearl Hwang

Minutes: The minutes of May 12, 2020 and May 26, 2020 were accepted as presented.

Communications:

Old Business: The Board voted unanimously in favor of memorializing the following resolutions:  
40 Intervale Road; Pradeep Kumar & Nidhi Gupta; App No. 2020-9-V

Jurisdictional Discussion – TRI Owners Realty, LLC  
Block 2602; Lot 29  
35 Sycamore Avenue  
Application No. 2019-53-V

The Applicant is requesting the Board to hear the jurisdictional issue of application submission.

Elizabeth M. Durkin, Esq. of The Durkin Firm, LLC appeared for the applicant. Lisa A. John-Basta, Esq. of Chiesa Shahinian & Giamtomas PC appeared for the opposition. Both attorneys were in agreement and presented their cases that the Board did not have jurisdiction to hear this application due not having a legal subdivision. The Board received guidance from the Board Attorney and a motion was made to dismiss the case by Member Resnick and second by Member Fass subject to memorializing a resolution.

Variance (*Continued from May 7, 2020*)  
Block 5103; Lot 85  
7 Downing Place  
Application No. 2020-12-V  
CW Development, LLC

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

The Board went into Recess at 8:46 PM and resumed the meeting at 8:58 PM.

Variance

Block 3000; Lot 102  
16 Bowling Drive  
Application No. 2020-18-V  
Rajiv Sohal

The Applicant proposes to construct an addition in violation of the following Sections:  
170-98C2 Front Yard Setback – 50' required; 44.5' proposed; 5/5' variance requested.  
170-87BB3 Habitable Floor Area – 3520 sq ft required; 4182 sq ft proposed; 662 sq ft variance requested.  
170-87CC3 Habitable Floor Ratio – 21% required; 26.3% proposed; 5.3% variance requested.

Rajiv and Ritu Sohal (Applicants) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The Board expressed concerns on the size of the proposed home and advised the applicant to revise the plans to reduce the mass of the home. The application is continued to the July 28, 2020 meeting. No further notices are required.

Variance

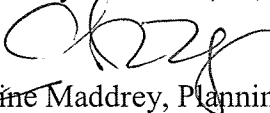
Block 2901; Lot 14  
2 Browning Drive  
Application No. 2020-19-V  
Ryan & Corey Watson

The Applicant proposes to construct a rear and second story addition in violation of the following Sections:  
170-98C4 Rear Yard Setback – 40' required; 38' proposed; 2' variance requested.  
170-98CC3 Habitable Floor Ratio – 21% required; 26% proposed; 5% variance requested.

Corey and Ryan Watson (Applicants) 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 (shallow and undersized lot) upon motion made by Vice Chair Nardone and second by Member Resnick. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

With no further business, the meeting adjourned at 9:32 PM.

Respectfully submitted,



Catherine Maddrey, Planning Assistant