

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

August 8, 2023

The Livingston Township Zoning Board of Adjustments met for its Conference and Special Meeting by means of Zoom Webinar telecommunications at 7:03 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 Laurie Kahn Ketan Bhuptani Michael Affrunti Richard Vallario, Esq. – Substitute Attorney Catherine Maddrey, Planning Coordinator	Absent:	Anthony Nardone Jared Resnick Jackie Hollis, Planning Administrator
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Communications: None

Minutes: The minutes of July 11, 2023 were accepted.

Old Business: Members Hochberg, Kahn, Bhuptani, Affrunti, & Tabak Fass having participated in the decision, having read the Resolutions, having no concerns or questions unanimously adopted the following Resolutions:

- 27 West Harrison Place; Application No. 2022-70-V; Denis & Lachin Saparova
- 35 Lee Road; Application No. 2023-13-V; Property Maintenance Group, LLC
- 30 Springbrook Road; Application No. 2023-15-V; Evan Jaffe
- 8 Hawthorne Drive; Application No. 2023-16-V; S2 Homes LLC / Yanchun Song

Members Hochberg, Kahn, Bhuptani, Bier, & Tabak Fass having participated in the decision, having read the Resolutions, having no concerns or questions unanimously adopted the following Resolutions:

- 36 Midway Drive; Application No. 2021-76-V; Rebecca & Donald Campbell
- 26 Cobblewood Road; Application No. 2023-24-V; Jared Prince
- 20 Beverly Road; Application No. 2023-22-V; Stefan Tiuca
- 3 Apple Tree Court; Application No. 2023-17-V; Lauren & Matthew Silver
- 18 Lee Road; Application No. 2023-12-V; Rodak Builders/Chrystian Rodak

New Business

Preliminary & Final Site Plan (Amendment)

Block 3701; Lot 1

50 East Mount Pleasant Avenue

Application No. 2022-18-PFSPV (Amendment)

50 E Mt. Pleasant Ave. Associates, LLC

Applicant is seeking an amended site plan approval of the site plan and variance approvals granted by the Board (decision memorialized on August 23, 2022) to construct a Basement to use for storage only, as part of the two-story addition.

Appearing for Applicant: Susan Rubright, Esq. of Brach Eichler LLC

Witnesses for Applicant: Lance Blake, Architect of Rotwein & Blake Associates
Michael Lanzafama, P.E., P.P. of Casey & Keller, Inc.
Steven Katz, Owner

Member(s) of the Public with Questions/Comments: None

After hearing testimony, a motion to approve the application was made by Member Hochberg and second by Member Bier. A deed restriction will be put in place for the use of the basement for storage and to house mechanical equipment only with no office space. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Adjournment. With no further business, the meeting adjourned at 7:50 PM.

Respectfully submitted,

Catherine Maddrey, Planning Coordinator