

LIVINGSTON ZONING BOARD OF APPEALS

November 04 2019

The meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Attendance: Chairman Thomas Alvarez.
Vice Chairman Charles Schneider
Stan Yarian
Sarah Price
Zack Feuer
Charles Dickens
Attorney Ted. Hilscher

A motion to accept the October 01 2019 minutes as read was made by Zack Feuer 2nd by Charles Dickens. All present voted AYE.

Correspondence: None:

7:05 the public hearing an Area Variance for Lea Springstead, project manager for Suncommon representing Barbara Ettinger-Huseby for a proposed relocation of (5)-8 panel-articulating-top of pole-solar arrays, from the front yard to the rear of the yard.. Moving the solar array to the rear will make it less visible and more conforming opened. A new Area Variance for 10 feet was received and the required notification for all neighbors. Fee paid.

No comments from the public or written correspondence were received.

After viewing the application the Board determined that the property is 10 feet 7 inches from the property line therefore needing a variance of 9 feet 5 inches.

Public hearing closed at 7:15.

Zoning Book 11 ii Determining Granting a Variance.

The following 5 questions were asked.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby

properties will be created by the granting of the area variance.

Answer NO

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Answer NO
3. Whether the request area variance is substantial. NO
4. Whether the proposed variance will have an adverse effect or impact in the physical or environmental conditions of the neighborhood or district. NO
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the granting of the area variance? YES

A motion to approve the EAF with negative declaration was made by Sarah Price and 2nd by Zack Feuer. All voted AYE. Motion passed unanimously.

A motion to grant the Barbara Ettinger-Huseby area variance as presented was made by Zack Feuer and 2nd by Charles Schneider. All present voted AYE. Area Variance granted.

Attorney Hilscher addressed the Letter from Caffry and Flower Re: Eger Communications, Inc. Telecommunications Tower, Blue Hill. He will need more time to research the application and meet with CEO Harkins. It will be placed on the January 08 2020 agenda. Attorney Hilscher will send them a letter.

There being no further business a motion to close was made by Charles Dickens and 2nd by Sarah Price. All present voted AYE. Meeting closed at 7:35.

Next scheduled meeting will be held December 03 2019.

Respectfully submitted

Eileen Yandik Secretary ZBA.