

**Zoning Board of Adjustment
December 10, 2024 - Regular Meeting**

ROLL CALL:

	YES	NO	ABSTAIN	NOTES
ALMEIDA		X		
GOLDENFARB	X			
POLICASTRO	X			
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH		X		
WRIGHT	X			
HEYMAN	X			

***Request for an Extension of Time
Memorialization***

Application:

Quick Chek/LaBarbera Estate
Route 130 & Nimitz Place

Offered by: Mr. Goldenfarb

Seconded by: Mr. Scaturro

File #:

21-2596

Approved 6 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB	X			
POLICASTRO				
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH				
WRIGHT	X			
HEYMAN	X			

Memorialization

Application:

Gopinath Krishnamoorthy
790 Carpenter Road

Offered by: Ms. Mallette

Seconded by: Mr. Vakkalagadda

File #:

2679

Approved 6 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB	X			
POLICASTRO				
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH				
WRIGHT	X			
HEYMAN	X			

Application: **New Application**
 1186 Livingston NJ, LLC
 1186 Livingston Avenue
 File #: 2678

Offered by: Mr. Goldenfarb
 Seconded by: Mr. Scaturro
 Approved 7 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB	X			
POLICASTRO	X			
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH				
WRIGHT	X			
HEYMAN	X			

meeting adjourned: 8:25 p.m.

Larry Kroll, Esq., represented Board Attorney, Larry Sachs, Esq. Memorializations of QuickChek/Labarbera for an extension of time for a 1 year period and Gopinath Krishnamoorthy 790 Carpenter Road for a front yard fence. Both of these applications were approved at the October 22, 2024 Regular Meeting.

One new applicaton 1186 Livingston NJ, LLC, that was carried from the October 22nd, 2024 meeting. The applicant did not provide a planner at the meeting for a use variance. Application was represented by Jae H. Cho, Esq. David Flaum, manager for the property, spoke on behalf of application. Owner purchased the property May, 2020 for storage of vehicles for a telecommunications business and equipment. They did not intend to change the property and keep using it as a farm. There are 3 current buildings that were pre-existing. They currently have crops such as corn, melons, berries, fruit trees and sell the produce on a farm stand in front of the property; was not aware they couldn't sell produce, currently which is on a 5 x 11 foot flatbed trailer in the front of the property, approximately 30 feet off the road. They average sales are 3,000 a year. Currently now they are selling firewood, which is from the trees on the property. Fence was installed after the purchase of the property, due to deer and people crossing through the property to go to WalMart. They have 3 nigerian goats and 20 chickens for eggs, which is in an enclosure. The applicant has applied to Middlesex County to designate property as a farm, which property current is R-3. Sal Profaci, Zoning Officer, and Board Engineer, Charlie Carley spoke on the 3 use variances needed. Paul Geitz, PP, represented application, discussed site plan waiver request described the area and farm activies. Charley Carley disussed his Board Engineering report.

Public: Marsha Bosenberg Decker, 1187 Newton Street, spoke on history of the property and a portion of her yard abuts the applicants property, which she had change the portion of the fence by her property to black aluminim. This property was her familys property and she spoke in favor of the application. Board approved application 7 - 0 with the following conditions, 5 x 12 farm cart not to be permanent; up to 5 goats and 30 chickens allowed and the fence.