

July 8, 2025 Meeting Minutes



Date

08 Jul 2025



Zoning Board Members

Present

- Thomas Alvarez (Zoning Board Chair)
- Jason Munz (Deputy Zoning Board Chair)
- Sarah Price
- Bradley Papp
- Kyle Nilan (Zoning Board Secretary)
- Andrew Howard (Zoning Board Attorney)

Absent

Charles Dickens
David Kimball



Participants

- Rebecca Bray, wife of applicant James Garver



Correspondence

- None



Applications



Public Hearing

- ZB-33 - Area Variance (James Garver)

Old Business

- None

New Business

- None

Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Reading of the meeting minutes by Kyle Nilan. No Motion to accept the minutes was made, this will be moved to the next meeting per suggestion of attorney Andrew Howard.
- At the outset of the meeting there were too few people to present for a quorum to vote on the variance.

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- Jason Munz discussed stopping by to speak with James Garver at the property and came up with 12.5' setback from the road.
 - Rebecca Bray announced herself present for Jimmy, her husband, the applicant.
 - Rebecca Bray presented receipts for certified mail of notice to abutting property owners.
 - The documents were added to the file.
 - Bradley Papp arrived at 19:10.
 - A motion was made to open the public hearing by Sarah Price, second Jason Munz.
 - The public hearing was opened by Thomas Alvarez at 19:11
 - Desiree Webber of 8 Bingham Mills Road was present in support of the variance.
 - Webber does not object, citing plenty of visibility on southbound side of route 9.
 - Thomas Alvarez made a motion to close the public hearing at 19:12
 - Jason Munz approved the motion, seconded by Bradley Papp.
 - Thomas Alvarez called for a vote to accept the variance, all approved.
 - Attorney Andrew Howard presented the resolution to accept the variance.
 - A motion to accept variance was made by Jason Munz, seconded by Sarah Price
 - Motion accepted

Vote as follows:	
Thomas Alvarez	Aye
Jason Munz	Aye
Charles Dickens	Not Present
Sarah Price	Aye
David Kimball	Not Present
Bradley Papp	Aye

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- There being no further business, a motion to adjourn was made by Sarah Price, 2nd by Bradley Papp.
 - All present voted AYE. Motion passed.
 - Next scheduled meeting will be held August 12, 2025.
 - Meeting closed at 19:20

Respectfully submitted,

Kyle Nilan
Secretary Livingston Planning Board