July 8, 2025 Meeting Minutes



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

Report State Participants

• Rebecca Bray, wife of applicant James Garver

∠ Correspondence

None

Applications

11 Public Hearing

• ZB-33 - Area Variance (James Garver)

Old Business

None

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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.
- 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

- 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