



357 South Livingston Avenue • Livingston, New Jersey 07039  
Office 973-535-7954 • Fax 973-535-7989

**ZONING BOARD OF ADJUSTMENT  
CONFERENCE & REGULAR MEETING**

**January 24, 2017**

**Re-Organization, Conference & Regular Meetings – 7:00 p.m.**

*This agenda is for information only and may change prior to the actual meeting.*

**Re-Organization & Conference Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Oath of Office to New Appointees / Re-Appointees
5. Election of Chairman to serve until January 23, 2018
6. Election of Vice Chairman to serve until January 23, 2018
7. Acknowledgement of Alan Ozarow, Esq. as Board Attorney, to serve at the pleasure of the Board, for a term expiring on January 23, 2018
8. Appointment of Recording Secretary to serve until January 23, 2018
9. Adoption of 2017 Meeting Schedule
10. Approval of Minutes – December 13, 2016
11. New Business
12. Adjournment

**Regular Meeting Agenda**

Call to Order  
Statement of Compliance with Open Public Meetings Act  
Roll Call  
Approval of Memorializing Resolutions:

Schwartz – Application No. 2016-41-V  
Danial Dubinett – Application No. 2016-43-V

1. Variance

Block: 2200; Lot: 37  
4 Westminster Drive  
Application No. 2016-13-V  
George Tabatadze

R-2 Zone

Applicant proposes to construct a rear yard deck to a single family residence. Violation of the following section:

- 170-97C(4) Rear Yard Setback – 50’ required, 9’ proposed; 41’ variance requested

2. Variance

Block: 3901; Lot: 106.16  
21 Marisa Court  
Application No. 2016-46-V  
Vijay Koppiseti

R-5E (R-4 Regulations) Zone

Applicant proposes to construct a rear yard deck to a single family residence. Violation of the following sections:

- 170-99C(4) Rear Yard Setback – 35’ required, 18’ proposed; 17’ variance requested
- 170-99C(4)(b) Deck Height – 3’ allowed, 8’ proposed; 5’ variance requested

3. Variance

Block: 3809; Lot: 12  
17 Wilson Terrace  
Application No. 2016-47-V  
Sandeep Kapoor

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required, 33.3’ proposed; 6.7’ variance requested
- 170-99C(3) Side Yard Setback – 10’ required, 6.14’ proposed; 3.86’ variance requested

4. Variance

Block: 5500; Lot: 2  
25 Relkin Road  
Application No. 2016-48-V  
Ralph Gamba

R-3 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-98C(2) Front Yard Setback – 50’ required, 18.5’ proposed; 31.7’ variance requested
- 170-98C(3) Side Yard Setback – 10’ required, 0’ proposed; 10’ variance requested
- 170-98C(4) Rear Yard Setback – 40’ required, 2.7’ proposed; 37.5’ variance requested

5. Variance

Block: 1506; Lot: 50  
37 Elmwood Drive  
Application No. 2016-51-V  
Lynne & Matt Krug

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following section:

- 170-99C(3) Side Yard Setback – 10’ required, 6.96’ proposed; 3.31’ variance requested

6. Variance

Block: 3000; Lot: 36  
12 Montgomery Road  
Application No. 2016-45-V  
Danielle Adest

R-3 Zone

Applicant proposes an addition to a single family residence. Violation of the following section:

- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 28% proposed; 7% variance requested

7. Variance

Block: 6001; Lot: 81  
16 Baker Road  
Application No. 2016-54-V  
Noushi Rahman

R-2 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-97C(3) Side Yard Setback – 15' required, 13.64' proposed; 1.36' variance requested
- 170-87CC(2) Habitable Floor Ratio – 18% allowed, 26% proposed; 8% variance requested

8. Variance

Block: 3810; Lot: 11  
5 Hillside Terrace  
Application No. 2016-44-V  
Giovanni Testa

R-4 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback – 40' required, 30.4' proposed; 9.6' variance requested
- 170-99C(3) Side Yard Setback – 10' required, 5' proposed; 5' variance requested
- 170-87BB(4) Habitable Floor Area – 3,220 SF allowed, 3,557.77 SF proposed; 337.77 variance requested
- 170-87CC(4) Habitable Floor Ratio – 30% allowed, 38.65% proposed; 8.65% variance requested

9. Variance

Block: 1604; Lot: 18  
55 Melrose Drive  
Application No. 2016-50-V  
Paramjeet & Sweta Kapoor

R-4 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback – 40' required, 35.7' proposed; 4.3' variance requested
- 170-99C(3) Side Yard Setback – 10' required, 8.1' proposed; 1.9' variance requested
- 170-87L(2)(d) Side Yard/Corner Lot – 20' required, 14.7' proposed; 5.3' variance requested
- 170-87BB(4) Habitable Floor Area – 3,220 SF allowed, 3,589 SF proposed; 369 variance requested
- 170-87CC(4) Habitable Floor Ratio – 30% allowed, 40.6% proposed; 10.6% variance requested
- 170-87 Building Coverage – 25% allowed, 25.76% proposed; .76% variance requested

Adjournment