

TOWNSHIP OF LIVINGSTON

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

ZONING BOARD OF ADJUSTMENT CONFERENCE & REGULAR MEETING

February 28, 2017

Conference & Regular Meetings – 7:00 p.m.

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

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – January 24, 2017
5. Communications
6. Old Business
7. New Business – Verizon Wireless Waiver Requests / Application No. 2017-4-PFSPV
Preliminary Site Plan Checklist Waiver Requests:
 - Item 19 – Location of all structures on any abutting property within 100 feet of the property in question;
 - Item 21 – Proposed storm drainage facilities, water mains, sanitary sewer lines, water wells, waste disposal systems and other such proposed construction on the lot, as well as existing facilities of this nature when pertinent to any proposed use or construction;
 - Item 23 – A generalized plan for proposed landscaping showing the basic treatment of unpaved areas;
 - Item 26 – A map showing the entire drainage area and the drainage area contributing to each pertinent drainage structure along with drainage tabulation sheets showing calculations for each drainage area;
 - Item 28 – Environmental Impact Statement Waiver;
 - Item 29 – Stormwater Management Plan; and,
 - Item 30 – A Recycling Plan.***Final Site Plan Checklist Waiver Requests:***
 - Item 1 – Final contours of the property
 - Item 2 – Final building floor plans
 - Item 8 – Landscape Plan
 - Item 9 – A recycling plan
8. Adjournment

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

George Tabatadze – Application No. 2016-13-V
Vijay Koppiseti – Application No. 2016-46-V
Sandeep Kapoor – Application No. 2016-47-V
Ralph Gamba – Application No. 2016-48-V
Lynne & Matt Krug – Application No. 2016-51-V
Noushi Rahman – Application No. 2016-54-V
Giovanni Testa – Application No. 2016-44-V

1. Variance (*Adjourned from 1/24/17*)

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

2. Variance (*Continued from 1/24/17*)

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

3. Variance (*Continued from 11/29/16*)

Block: 2402; Lot: 5.01

8 Windermere Court

Application No. 2016-42-V

Mark & Judy Tabak

R-1 Zone

Applicant proposes additions and alterations to an existing single family residence. Variances required for use, habitable floor area, building height, accessory structures, garage parking and fencing.

Adjournment