

TOWNSHIP OF  **LIVINGSTON**

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

April 25, 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 – March 28, 2017
5. Communications
6. Old Business
7. New Business
8. Adjournment

Regular Meeting Agenda

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

Mark & Judy Tabak – Application No. 2016-42-V

1. Variance
Block: 5703; Lot: 11
45 Wynnewood Road
Application No. 2016-53-V
Kenny Lowenfish

R-2 Zone

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

- 170-97C(4) Rear Yard Setback – 50’ required, 36’ proposed; 14’ variance requested

2. Variance

Block: 7500; Lot: 13
7 Cornell Drive
Application No. 2016-57-V
Felix & Lina Kanchik

R-1 Zone

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

- 170-72C(5)(c) Retaining Wall Setback – 5’ required, 3.1’ proposed; 1.9’ variance requested

3. Variance

Block: 3901; Lot: 105.06
21 Norman Court
Application No. 2017-11-V
Richard Benjamin

R-5E Zone

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

- 170-99C(4) Rear Yard Setback – 35’ required, 22’ proposed; 13’ variance requested
- 170-99C(4)(b) Deck Height – 3’ allowed, 8’ proposed; 5’ variance requested

4. Variance

Block: 5100; Lot: 26
21 Wychwood Road
Application No. 2017-14-V
Alexandra Sunberg & Amy Cohen

R-3 Zone

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

- 170-98C(2) Front Yard Setback – 50’ required, 41’ proposed; 9’ variance requested

5. Variance

Block: 2905; Lot: 48
11 Montgomery Road
Application No. 2016-58-V
He Huang

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, 35’ proposed; 15’ variance requested
- 170-87L(2)(c) Side Street/Corner Lot Setback – 25’ required, 16.81’ proposed; 8.19’ variance requested
- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 27.1% proposed; 6.1% variance requested

6. Variance

Block: 3900; Lot: 92
2 Disney Place
Application No. 2016-59-V
Nahum Burstein

R-3 Zone

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

- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 25.8 % proposed; 4.8% variance requested

7. Variance

Block: 6001; Lot: 38

28 Tower Road

Application No. 2017-2-V

Hongfei Tang

R-2 Zone

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

- 170-97C(2) Front Yard Setback – 60’ required, 45.8’ proposed; 14.2’ variance requested
- 170-97C(4) Rear Yard Setback – 50’ required, 21.2’ proposed; 28.8’ variance requested
- 170-87BB(2) Habitable Floor Ratio – 18% allowed, 31.5% proposed; 13.5% variance requested

8. Variance

Block: 7500; Lot: 31

11 Forest Street

Application No. 2016-55-V

Maddabella Investors, LLC c/o Mark Teitelbaum

R-1 Zone

Application proposes an addition and remodel of an existing single family residence. Violation of the following sections:

- 170-96C(2) Front Yard Setback – 75’ required, 25.7’ proposed; 49.3’ variance requested
- 170-96C(3) Side Yard Setback – 15’ required, 2.5’ proposed; 12.5’ variance requested
- 170-96C(3) Side Yard Setback – 15’ required, 10’ proposed; 5’ variance requested
- 170-96C(3) Side Yard Aggregate Setback – 30% required, 4.7% proposed; 25.3% variance requested
- 170-87CC(1) Habitable Floor Ratio – 15% allowed, 25.27% proposed; 10.27% variance requested
- 170-3 Garage Size – 12’ width / 20’ length required, 11.8’ width / 18.25’ length proposed; .2’ width / 2.5’ length variance requested

9. Variance

Block: 7500; Lot: 30

13 Forest Street

Application No. 2016-56-V

Forest Street Realty, LLC c/o Mark Teitelbaum

R-1 Zone

Application proposes an addition and remodel of an existing single family residence. Violation of the following sections:

- 170-96C(2) Front Yard Setback – 75’ required, 25.4’ proposed; 49.6’ variance requested
- 170-96C(3) Side Yard Setback – 15’ required, 4.8’ proposed; 10.2’ variance requested
- 170-96C(3) Side Yard Setback – 15’ required, 12.7’ proposed; 2.3’ variance requested
- 170-96C(3) Side Yard Aggregate Setback – 30% required, 4.6% proposed; 25.4% variance requested
- 170-87CC(1) Habitable Floor Ratio – 15% allowed, 27.32% proposed; 12.32% variance requested
- 170-3 Garage Size – 12’ width / 20’ length required, 11.8’ width / 18.25’ length proposed; .2’ width / 2.5’ length variance requested

Adjournment