

TOWNSHIP OF  **LIVINGSTON**

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

June 27, 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 – May 23, 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:

Richard Benjamin – Application No. 2017-11-V
New York SMSA LP d/b/a Verizon Wireless
Mr. & Mrs. B. Goodman – Application No. 2017-3-V
Scott & Allison Ginsbert – Application No. 2017-18-V

1. Variance

Block: 4903; Lot: 6
12 Crescent Road
Application No. 2017-21-V
Aislinn & Mark Shansky

R-4 Zone

Applicant proposes addition to existing single family house. Violation of the following section:

- 170-99C(3) Side Yard Setback – 10’ required, 5.5’ proposed; 4.5’ variance requested

2. Variance

Block: 701; Lot: 7
17 Fawn Drive
Application No. 2017-19-V
Purnima Patel

R-2 Zone

Applicant proposes two-story addition to single family house. Violation of the following sections:

- 170-97C(2) Front Yard Setback – 60’ required; 56’ proposed; 4’ variance requested
- 170-87CC(2) Habitable Floor Area – 4870sf allowed, 5603.7 proposed; 733.7 variance requested

3. Variance

Block: 6900; Lot: 36
28 Chestnut Street
Application No. 2017-25-V
Rus & Mila Milov

R-1 Zone

Applicant proposes demolition of existing house and construction of a new single family house
Violation of the following section:

- 170-96C(2) Front Yard Setback – 59.2 *Established* Front Yard Setback; 58.1’ variance proposed

4. Variance

Block: 2000; Lot: 22
11 Page Place
Application No. 2017-26-V
Brenda & Alan Freeman

R-3 Zone

Applicant proposes demolition of deck and construction of 1-story addition in same location. Violation of the following section:

- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 22.85% proposed; 1.85 variance requested

5. Variance

Block: 4505; Lot: 82
28 Woodcrest Drive
Application No. 2017-31-V
28 Woodcrest Drive LLC

R-4 Zone

Applicant proposes renovation of existing house. Violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required; 34.2’ proposed; 5.8’ variance requested
- 170-99C(3) Side Yard Setback – 10’ required; 6.75’ proposed; 3.25’ variance requested

6. Variance

Block: 3000; Lot: 64

34 Lee Road

Application No. 2017-22-V

34 Lee Road LLC

R-3 Zone

Applicant proposes an addition and remodel of existing house. Violation of the following sections:

- 170-98C(2) Front Yard Setback – 50’ required, 30.1’ proposed; 19.9’ variance requested
- 170-98C(3) Side Yard Setback – 10’ required, 3.5’ proposed; 6.5 variance requested
- 170-98C(3) Side Yard Aggregate – 15’ required. 14.6 proposed; 0.6’ variance requested

7. Variance

Block: 1901; Lot: 13

30 Cherry Hill Road

Application No. 2017-15-V

Sophie and Wayne Morse

R-3 Zone

Applicant proposes to erect front yard/corner lot fence. Violation of the following section:

- 170-91B(2)-b Height of Fence – 48” allowed; 72” proposed; 24” variance requested

8. Variance

Block: 7104; Lot: 13

3 Lockhern Court

Application No. 2017-27-V

Alan Gudz

R-1 Zone

Applicant proposes 1-story addition to existing house. Violation of the following sections:

- 170-87BB(1) Habitable Floor Area – 6200sf allowed, 7016sf proposed; 816sf variance requested
- 170-87CC(1) Habitable Floor Ratio – 15% allowed, 16.47% proposed; 1.47% variance requested

9. 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

10. 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

11. Use Variance

Block: 700; Lot: 38

200 W. Mt. Pleasant Avenue

Application No. 2016-40-V

St. Mary’s Armenian Church

R-4 Zone

Applicant requests approval to extend the hours of operation of the pre-school to include Saturday hours. A playground area is also proposed which requires Site Plan approval.

12. Variance

Block 2901; Lot 18

10 Browning Drive

Kiran K. Manda

R-3 Zone

Applicant proposes to demolition of existing house and construction of a new single family house. Violation of the following sections:

- 170-87BB(3) Habitable Floor Area – 3520sf allowed, 3615sf proposed; 95sf variance requested
- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 24.19% proposed; 3.19% variance requested

Adjournment