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

July 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 – June 27, 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:

Aislinn & Mark Shansky – Application No 2017-21-V
Purnima Patel – Application No. 2017-21-V
Rus & Mila Milov - Application No. 2017-25-V
Brenda & Alan Freeman -Application No. 2017-26-V
28 Woodcrest Drive LLC - Application No. 2017-31-V
34 Lee Road LLC - Application No. 2017-22-V
Sophie and Wayne Morse - Application No. 2017-15-V
Alan Gudz - Application No. 2017-27-V
Kiran K. Manda – Application No. 2017-38-V
Maddabella Investors, LLC c/o Mark Teitelbaum - Application No. 2016-55-V

1. Variance (*Continued from June 27, 2017*)
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

2. 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.

3. Variance
Block 4006; Lot 1
229 W. Mt. Pleasant Avenue
Application No. 2017-37-V
Antonio Alessi

R-4 Zone

Applicant proposes the construction of a deck to a newly built single family residence. Violation of the following section:

- 170-99C(4) Rear Yard Setback – 35ft required, 25.5ft proposed; 9.5ft. variance requested

4. Variance
Block 6103; Lot 10
1 Dickinson Lane
Application No. 2017-40-V
Bruce & Rachel

R-1 Zone

Applicant proposes to demolish existing breezeway and replace with mudroom/kitchen addition. Violation of the following section:

- 170-96C(4) Rear Yard Setback – 75ft required, 37.4ft proposed; 37.6ft. variance requested

5. Variance
 Block 6001; Lot 28
 8 Tower Road
 Application No. 2017-35-V
Leke Gjoni R-2 Zone
 Applicant proposes 2nd story addition in violation of the following sections:
- 170-97C(2) Front Yard Setback – 60ft required, 46.06ft proposed; 13.95ft. variance requested
 - 170-97C(4) Rear Yard Setback – 50ft required, 30.2ft proposed; 10.89 variance requested
 - 170-87CC(2) Habitable Floor Ratio – 19% allowed, 28.3% proposed; 9.3% variance requested
 - Accessory Structure (Shed) Side Yard 5ft required, 1.44ft proposed; 3.56ft variance requested – Rear Yard 10ft required; 8.69ft proposed; 1.31 variance requested
6. Variance
 Block 2502 ; Lot 40
 22 Sycamore Avenue
 Application No. 2017-36-V
Adetokunbo & Hassan Adekoya R-3 Zone
 Applicant proposes 2nd floor addition to the existing residence. Violation of the following sections:
- 170-98C(2) Front Yard Setback – 50ft required, 48.45ft proposed; 1.55ft. variance requested
 - 170-87CC(3) Habitable Floor Ratio – 21% allowed, 28.5% proposed; 7.5% variance requested
7. Variance
 Block 2400; Lot 43
 33 Westmount Drive
 Application No. 2017-41-V
Alan Weitz R-1 Zone
 Applicant proposes to construct a Retaining Wall, violation of the following sections:
- 170-91B(9) (16) Fence & Wall Requirement: 10ft maximum 14.3ft required, 4.3ft variance requested

Adjournment