

TOWNSHIP OF  **LIVINGSTON**

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

August 29, 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 – July 25, 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 Resolutions:

St. Mary's Armenian Church – Application No. 2016-40-V

Antonio Alessi – Application No. 2017-37-V

Bruce & Rachel Shyran – Application No. 2017-40-V

Leke Gjoni – Application No. 2017-35-V

Adetokunbo & Hassan Adekoya – Application No. 2017-36-V

1. Variance (*Adjourned from 7/25/17*)
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

2. Variance
Block: 4803; Lot: 12
24 Burnet Street
Application No. 2017-49-V
Habitat for Humanity

R-4 Zone

Application proposes to construct a new single family home. Violation of the following sections:

- 170-99-C(3) Side Yard Setback – 10ft required, 7ft / 5ft proposed; 3ft / 5ft variance requested
- 170-99-C(3) Side Yard Aggregate – 30% allowed, 24% proposed; 6% variance requested

3. Variance
Block: 3804; Lot: 3
11 Grand Terrace
Application No. 2017-50-V
Habitat for Humanity

R-4 Zone

Applicant proposes to construct a new single family home. Violation of the following sections:

- 170-99-C(2) Front Yard Setback – 40ft required, 23ft proposed; 17ft. variance requested
- 170-99-C(4) Rear Yard Setback – 35ft required, 31.5ft proposed; 3.5ft variance requested
- 170-99-C(3) Side Yard Setback – 10ft required, 7ft proposed; 3ft variance requested
- 170-87CC(4) Habitable Floor Ratio – 30% allowed, 34% proposed; 4% variance requested

4. Variance (*ADJOURNED TO SEPTEMBER 26*)
Block 7200; Lot 10
5 Ross Road
Application No. 2017-28-V
Marilyn Greenberg

R-1 Zone

Applicant proposes a 1-story addition to a single family house. Violation of the following sections:

- 170-96-C(4) Rear Yard Setback – 75ft required, 15.75ft proposed; 59.25ft variance requested
- 170-87CC(1) Habitable Floor Ratio – 15% allowed, 22.02% proposed; 7.02% variance requested

5. Variance
Block 2900; Lot 6
10 Badger Drive
Application No. 2017-48-V
Candy Ricci

R-3 Zone

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

- 170-98-C(2) Front Yard Setback – 50ft required, 26.20ft proposed; 23.8ft variance requested
- 190-87L(2) (c) – Corner Front Yard Setback – 25ft required, 14.11ft proposed; 10.89ft variance requested
- 170-87-CC(3) – Habitable Floor Ratio – 21% allowed, 23.34% proposed; 2.34% variance requested

6. Variance
Block 1002; Lot 11
5 Fullerton Place
Application No. 2017-43-V
Melody & Matthew Crystal

R-4 Zone

Applicant proposes 2nd-story addition and 1-story addition in violation of the following sections:

- 170-99C(2) Front Yard Setback – 40ft required, 34.5ft proposed; 5.5ft. variance requested
- 170-99C(4) Rear Yard Setback – 35ft required, 28ft proposed; 7ft variance requested
- 170-87BB(4) Habitable Floor Ratio – 30% allowed, 30.56% proposed; 0.56% variance requested

7. Variance
Block 2602; Lot 69
13 Badger Road
Application No. 2017-44-V
Judy Jones

R-3 Zone

Applicant proposes 2-story addition. Violation of the following sections:

- 170-98-C(2) Front Yard Setback – 50ft required, 39.07 proposed; 10.93ft variance requested
- 170-98-C(3) Side Yard Setback – 10ft required, 9.79ft proposed; .21’ variance requested
- 170-87BB(3) Habitable Floor Area – 3,520sf allowed, 4,249sf proposed; 729sf variance requested
- 170-87CC(3) Habitable Floor Ratio – 21% allowed, 28.65% proposed; 7.65% variance requested

8. Variance
Block 1600; Lot 36
9 Briar Cliff Road
Application No. 2017-47-V
Mike & Bianca Pipala

R-4 Zone

Applicant proposes 2nd floor addition to the existing residence. Violation of the following sections:

- 170-99-C(4) Rear Yard Setback – 35ft required, 32.1ft proposed; 2.9ft. variance requested
- 170-99-C(3) Side Yard Setback – 10ft required, 9.4ft / 6.0ft proposed; 0.6ft / 4ft variance requested
- 170-99-C(3) Side Yard Aggregate – 30% allowed, 28% proposed; 2% variance requested
- 170-87CC(4) Habitable Floor Ratio – 30% allowed, 38% proposed; 8% variance requested

Adjournment