

Township of Livingston  
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**ZONING BOARD OF ADJUSTMENT  
CONFERENCE / RE-ORGANIZATION & REGULAR MEETINGS**

**January 22, 2019**

**Conference / Re-Organization & Regular Meetings – 7:00 p.m.**

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

**Conference / Re-Organization Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Oath of Office to New Appointees / Re-Appointees
5. Election of Chairman to serve until January 28, 2020
6. Election of Vice Chairman to serve until January 28, 2020
7. Acknowledgement of Alan Ozarow, Esq. as Board Attorney, to serve at the pleasure of the Board, for a term expiring on February 28, 2019.
8. Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board, for a term effective March 1, 2019 and expiring on January 28, 2020.
9. Appointment of Recording Secretary to serve until January 28, 2020
10. Adoption of 2019 Meeting Schedule
11. Approval of Minutes – December 12, 2018
12. Communications
13. Old Business
14. New Business
15. Adjournment

## Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- 1) Vipul Sodha – 193 N. Livingston Ave – Application No. 2018-80-V
- 2) Piper Property Management, LLC – 40 Spring Road – Application No. 2018-81-V
- 3) Denise Marcel – 30 Dougal Ave – Application No. 2018-77-V
- 4) Max Homes NJ LLC – 11 Forest Street – Application No. 2018-70-V
- 5) Max Homes NJ LLC – 13 Forest Street – Application No. 2018-71-V

1. Variance (*Adjourned to February 26, 2019*)

Block 3202; Lot 36

41 Brookside Avenue

Application No. 2018-56-V

Purnima Chakraborty

R-4 Zone

Applicant proposes an addition on the first and second floor in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 30’ proposed; 10’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 5.6’ proposed; 4.4’ variance requested.
- 170-87CC44 Habitable Floor Ratio – 30% required; 33.83% proposed; 3.83% variance requested.
- 170-87BB4 – Habitable Floor Area – 3220 sq ft required; 3383 sq ft proposed; 163 sq ft variance requested.

2. Variance (*Continued from November 27, 2018*)

Block 4305; Lot 2

87 Irving Avenue

Application No. 2018-65-V

Yong Jiang & Xiaoai Sun

R-4 Zone

Applicant proposes an addition in violation of the following sections:

- 170-99C3 Side Yard Setback – 10’ required; 8.6’ proposed; 1.4’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 27.6% proposed; 2.4% variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 32.1’ proposed; 2.9’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 34.33% proposed; 4.33% variance requested.
- 170-3 Private Garage – 12’ in width and 20’ in length required; 7’x6” in width and 19’ in length proposed; 4’x6” in width and 1’ in length variance requested.

3. Variance  
Block 2906; Lot 52  
38 Sycamore Avenue  
Application No. 2018-85-V  
Tracy Wang

R-3 Zone

Applicant proposes a second floor addition in violation of the following sections:

- 170-98C2 Front Yard Setback – 50’ required; 40.18’ proposed; 9.82’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 29.8% proposed; 8.8% variance requested.

4. Variance  
Block 1303; Lot 74  
38 Washington Court  
Application No. 2018-89-V  
Steve Maletos

R-4 Zone

Applicant proposes a rear addition and attached garage in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 20.4’ proposed; 19.6’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 3.5’ proposed; 6.5’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 9’ proposed; 1’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 25% proposed; 5% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 56% proposed; 26% variance requested.

5. Variance  
Block 1405; Lot 7  
19 Preston Drive  
Application No. 2018-83-V  
19 Preston Drive LLC

R-4 Zone

Applicant proposes to construct a single family detached two-story house in violation of the following sections:

- 170-99C3 Side Yard Setback – 10’ required; 9’ proposed; 1’ variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 30’ proposed; 5’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 45.22% proposed; 15.22% variance requested.

6. Preliminary Final Site Plan with Use Variance  
Block 6100; Lot 17  
12 Peach Tree Hill Road  
Application No. 2018-49-PFSP-UV  
Precision Escalator Products, Inc.

R-L Zone

Applicant proposes to re-configure the space within the existing building to reduce the existing office space to 5,448 sq. ft. and expand the warehouse space to 47,207 sq. ft. The applicant intends to renovate and re-purpose the existing structure to revise the use to include storage, light assembly, warehousing, office, light manufacturing with installation of an emergency generator.

Adjournment