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

January 23, 2018

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

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

Re-Organization & Conference 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 23, 2019
6. Election of Vice Chairman to serve until January 23, 2019
7. Acknowledgement of Alan Ozarow, Esq. as Board Attorney, to serve at the pleasure of the Board, for a term expiring on January 23, 2019
8. Appointment of Recording Secretary to serve until January 23, 2019
9. Adoption of 2018 Meeting Schedule
10. Approval of Minutes – November 28, 2017 & December 12, 2017
11. Communications
12. Old Business
13. New Business
14. Adjournment

Regular Meeting Agenda

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

1. Variance
Block 4505; Lot 97
44 Park Drive
Application No. 2017-80-V
Chi Fong Hai

R-4 Zone

The Applicant proposes a second floor addition on the existing first floor footprint and a covered entry to the house in violation of the following sections:

- 170-99-C(2) Front Yard Setback – 40ft required, 37.1ft proposed; 2.11ft variance requested
- 170-99-C(4) Rear Yard Setback – 35ft required, 29.7ft proposed; variance of 5.5ft requested.
- 170-87L-(1)(d) Side Street /Corner Lot Setback – 35ft required, 34.2ft proposed; variance of 10inches requested.

2. Variance
Block 2803; Lot 15
58 Martin Road
Application No. 2017-78-V
Tao Zhang

R-3 Zone

The Applicant proposes a second floor addition on the existing garage and to the rear of the house in violation of the following sections:

- 170-98-C(2) Front Yard Setback – 50ft required, 49ft proposed; 1ft variance requested

3. Variance
Block 3301; Lot 11
17 Rumson Road
Application No. 2017-79-V
Adam & Naomi Sutton

R-3 Zone

The Applicant proposes a garage and rear addition on the existing footprint in violation of the following sections:

- 170-87-BB(3) Habitable Floor Area – 3520Sq. ft. required, 3535Sq. ft. proposed; 15Sq. ft. variance requested
- 170-87-CC(3) Habitable Floor Ratio – 21% required, 23.6% proposed; variance of 2.6% requested

4. Use Variance (**Continued from December 12, 2017**)
Block 4500; Lot 1
226 West Northfield Road
Application No. 2017-57-PFSP-UV
N.J. Energy Corporation

R-3 Zone

The Applicant proposes to redevelop the property into a gas station and convenience store. A gas station with convenience store is not a permitted use in the R-3 Zone.

Adjournment