

Township of Livingston
Planning Department
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

March 24, 2020

Conference & Regular Meetings – 7:00 PM

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 – February 25, 2020
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:

- 1) 31 Shadowlawn Drive – Bonnie & Steve Isaacson – Application No. 2019-67-V
- 2) 5 Colonial Way – Shankar & Pallavi Sawant – Application No. 2019-58-V
- 3) 55 Lafayette Drive – Sunset Ridge Developers, LLC –Application No. 2020-5-V
- 4) 24 Berkeley Place – Lixian Zhu – Application No. 2020-1-V
- 5) 24 Coventry Road – Aaron Weinberger – Application No. 2020-4-V

1. Variance (**Adjourned to April 28, 2020**)

Block 4706; Lot 10

20 Village Road

Application No. 2020-7-V

Phillip & Rosanna Forgione

R-4 Zone

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 30.11’ proposed; 5.24’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 28.6% proposed; 1.4% variance requested.

2. Variance (**Adjourned to April 28, 2020**)

Block 502; Lot 4

2 Splitrock Road

Application No. 2020-8-V

Roland & Patrycja Lee

R-2 Zone

Applicant is requesting approval for an addition in violation of the following Section:

- 170-87L(1)(b) Corner Lot Setback – 50’ required; 37.75’ proposed; 12.25’ variance requested.

3. Variance (**Adjourned to April 28, 2020**)

Block 3900; Lot 85

40 Intervale Road

Application No. 2020-9-V

Pradeep Kumar & Nidhi Gupta

R-3 Zone

Applicant is requesting approval to build a new home in violation of the following Section:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3890 sq ft proposed; 415 sq ft variance requested.

4. Variance (**Adjourned to April 28, 2020**)

Block 1512; Lot 17
26 Glendale Avenue
Application No. 2020-11-V
Yao Chen & Cathleen Zhang

R-4 Zone

Applicant is requesting approval for a two story addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 26’ proposed; 14’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.5’ proposed; 2.5’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft required; 3890 sq ft proposed; 670 sq ft variance requested.

5. Variance (**Adjourned to April 28, 2020**)

Block 1601; Lot 7
22 Briar Cliff Road
Application No. 2020-13-V
Jamie Hammer

R-4 Zone

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 5.34’ proposed; 4.66’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24’ proposed; 6% variance requested.

6. Variance (**Adjourned to April 28, 2020**)

Block 5103; Lot 85
7 Downing Place
Application No. 2020-12-V
CW Development, LLC

R-3 Zone

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3908 sq ft proposed; 388 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 23.8% proposed; 2.8% variance requested.

7. Preliminary Final Site Plan and Use Variance (**Adjourned to April 28, 2020**)

Block 5601; Lot 14

203 Hillside Avenue

Application No. 2019-65-PFSP-UV

JD Fitness Institute, LLC & Properties 143 LLC

R-3 Zone

The Applicant proposes the following:

- Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness;
- Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot;
- Install new LED site lights for parking lot illumination;

8. Preliminary Final Site Plan and Use Variance (**Adjourned**)

Block 3200; Lot 15

222 South Livingston Avenue

Application No. 2018-86-PFSP-UV

Poto Developers LLC

B-1 Zone

Applicant proposes the following:

- Expansion to the front & northerly side of an existing 2-½ story commercial building with renovations to the exterior façade;
- Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels.
- Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

9. Adjournment