

TOWNSHIP OF  **LIVINGSTON**

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

March 27, 2018

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 – February 27, 2018
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:

Hui Lu – Application No. 2018-2-V

John & Susanna Shen – Application No. 2018-3-V

Xiangyang Ha – Application No. 2017-76-V

Adjournment:

Variance – *Adjourned to April 24, 2018*

Block 4902; Lot 36
139 W. Northfield Road
Debasmita Pradhan

1. Variance (*Continued from 2/27/18*)

Block: 2700; Lot: 3
10 Wardell Road
Application No. 2018-4-V
Cindy Plawner

R-4 Zone

Applicant proposes construction of an attached garage and rear addition Violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required, 29.8’ proposed; 10.2’ variance requested.
- 170-99C(3) Side Yard Setback (Left) – 10’ required, 4.6’ proposed; 5.4’ variance requested.
- 170-99C(3) Side Yard Setback (Right) – 10’ required, 5’ proposed; 5’ variance requested.
- 170-99C(3) Side Yard Aggregate – 30% required, 19.2% proposed; 10.8% variance requested
- 170-87CC(4) Habitable Floor Ratio – 30% allowed, 46%; 16% variance requested
- 170-3 Garage Size Inside Dimensions – 12’x20’ required, 12’x18.6’ proposed; 0’x1.4’ variance requested

2. Variance

Block 2501; Lot 13
2 Marberne Terrace
Application No. 2018-1-V
Ira M. Sonet

R-3 Zone

Applicant proposes to construct a deck in violation of the following section:

- 170-96C(4) Rear Yard Setback – 40’ required, 18’ proposed; 22’ variance requested

3. Variance (*Adjourned from 2/27/18*)

Block: 4603; Lot: 5
6 Salem Place
Application No. 2017-81-V
Jason Dworkin

R-4 Zone

Applicant proposes demolition of existing house and construction of a new single family house in violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required, 35.3’ proposed; 4.9’ variance requested
- 170-99C(3) Side Yard Setback – 10’ required, 4.3’ proposed; 5.7’ variance proposed
- 170-99C(3) Side Yard Aggregate – 15’ required; 15.1’ proposed; .1’ variance requested

4. Conditional Variance

Block 200; Lot 6
354 Beaufort Avenue
Application No. 2018-5-CV
Joseph & Stanley Moore

R-2 Zone

Applicant seeks approval to temporarily permit two principal structures on same Lot. House to be demolished after certificate of occupancy received for new construction.

5. Variance

Block 2200; Lot 66
5 Oxford Drive
Application No. 2018-9-V
Matthew Moore

R-2 Zone

Applicant proposes to construct s 2nd story deck in violation of the following section:

- 170-97C(4) Rear Yard Setback – 50’ required, 32’ proposed; 18’ variance requested

6. Variance

Block 2906; Lot 20
5 Kathay Drive
Application No. 2018-11-V
Tiantian Fu

R-3 Zone

Applicant proposes addition in violation of the following section:

- 170-96C(2) Front Yard Setback – 50’ required, 28.2’ proposed; 21.8’ variance requested

Adjournment