

TOWNSHIP OF  **LIVINGSTON**

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

April 24, 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 – March 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:

Cindy Plawner – Application No. 2018-4-V

Joseph & Stanley Moore – Application No. 2018-5-V

Matthew Moore – Application No. 2018-9-V

Tiantian Fu – Application No. 2018-11-V

1. Variance

Block 4902; Lot 36
139 W. Northfield Road
Application No. 2018-10-V
Debasmita Pradhan

R-4 Zone

Applicant proposes building a single family home in violation of the following sections:

- 170-99C(1) Building Height – 35’ required; 37.28’ proposed; 2.28 variance requested.
- 170-87BB(4) Habitable Floor Area – 3220 sqft required; 4561 sqft proposed; 1341 sqft variance requested.
- 170-87E(1)(a) Other: Existing Shed – 13’ height allowed; 14’ height proposed; 1’ height variance requested.
- 170-87E(1)(d)B1 Other: Setback – Existing Shed – 5’ required; 1’ proposed; 4’ variance requested.

2. Variance

Block 3802; Lot 4
11 S. Ashby Ave
Application No. 2018-18-V
Brad Gutch

R-4 Zone

Applicant proposes to build a 16’x27’ deck in violation of the following section:

- 170-99C(4) Rear Yard Setback – 40’ required; 13’ proposed; 27’ variance requested.

3. Variance

Block 3901; Lot 105.05
17 Norman Court
Application No. 2018-20-V
Zhihong Wu & Jue Wang

R-5E Zone

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

- 170-99C(4) Rear Yard Setback – 40’ required; 29’ proposed; 11’ variance requested.

4. Variance

Block 4203; Lot 5
83 Belmont Drive
Application No. 2018-22-V
Carlo & Audrey Hipol

R-4 Zone

Applicant proposes to build a two story addition to side of existing split level dwelling in violation of the following section:

- 170-99C(3) Side Yard Setback – 10’ required; 7’ proposed; 3’ variance requested.

5. Variance
Block 1700; Lot 63
91 Keyes Road
Application No. 2018-24-V
Anthony Ialeggio R-4 Zone

Applicant proposes to build a 2nd story addition in violation of the following section:

- 170-99C(2) Front Yard Setback – 40’ required; 32.10’ proposed; 2.9’ variance requested.

6. Variance R-4 Zone
Block 5001; Lot 74
21 Burnett Hill Road
Application No. 2018-26-V
Frank & Cheryl Paredes

Applicant proposes to add to existing 2nd floor addition in violation of the following section:

- 170-99C(2) Front Yard Setback – 40’ required; 29.6’ proposed; 10.6’ variance requested.

7. Variance
Block 2100; Lot 31
20 Force Hill Road
Application No. 2018-14-V
Bhavaharan Nanabolu R-1 Zone

Applicant proposes to build a new single family residence in violation of the following sections:

- 170-96C(2) Front Yard Setback – 75’ required; 60’ proposed; 15’ variance requested.
- 170-96C(3) Side Yard Setback – 15’/15’ required; 10’/12’ proposed; 5’/3’ variance requested.

8. Variance
Block 2100; Lot 29
16 Force Hill Road
Application No. 2018-12-V
Venkata Kothapalli R-1 Zone

Applicant proposes to build a new single family residence in violation of the following sections:

- 170-96C(2) Front Yard Setback – 75’ required; 60’ proposed; 15’ variance requested.
- 170-96C(3) Side Yard Setback – 15’/15’ required; 10’/12’ proposed; 5’/3’ variance requested.
- 170-87CC Habitable Floor Ratio – 15% required; 18% proposed; 3% variance requested.

9. Variance

Block 2100; Lot 30
18 Force Hill Road
Application No. 2018-13-V
Hrishikesh Pippadipally

R-1 Zone

Applicant proposes to build a new single family residence in violation of the following sections:

- 170-96C(2) Front Yard Setback – 75’ required; 60’ proposed; 15’ variance requested.
- 170-96C(3) Side Yard Setback – 15’/15’ required; 10’/11.66’ proposed; 5’/3.33’ variance requested.
- 170-87CC Habitable Floor Ratio – 15% required; 18% proposed; 3% variance requested.

10. Variance

Block 4707; Lot 2
19 Yorktown Terrace
Application No. 2018-21-V
Eric & Barbara Cheifet

R-4 Zone

Applicant proposes to demolish existing covered porch (108 sqft) and replace it with a larger enclosed porch (162 sqft) built on a concrete block foundation in violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required; 33.8’ proposed; 6.2’ variance requested.
- 170-99C(3) Side Yard Setback – 10’ required; 7.8’ & 8.3’ proposed; 2.2’ & 1.7’ variance requested.
- 170-99C(3) Side Yard Aggregate – 30% required; 25.56% proposed; 4.44% variance requested.

11. Variance

Block 4601; Lot 15
30 Hazelwood Ave
Application No. 2018-17-V
Gary Ng

R-4 Zone

Applicant proposes to add 2nd floor addition in violation of the following sections:

- 170-99C(2) Front Yard Setback – 40’ required; 30.2’ proposed; 9.8’ variance requested.
- 170-99C(3) Side Yard Setback – 10’ required; 4/8.4’ proposed; 6’/1.6’ variance requested.
- 170-99C(3) Side Yard Aggregate – 30’ required; 23.26’ proposed; 6.74’ variance requested.
- 170-87CC(4) Habitable Floor Area – 30% required; 32.5% proposed; 2.4% variance requested.

Adjournment