

**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 Normal 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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