

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

April 27, 2020 – 7:00 PM

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

Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – March 23, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 1) 13 Marisa Court; Application No. 2021-12-V; Falak & Pooja Pandit
 - 2) 17 Congressional Parkway; Application No. 2020-55-MSUBV; Craig Naylor; John & Rebecca Tsihlas
 - 3) 13 Taconic Road; Application No. 2021-7-V; Xuezheng Wu
 - 4) 13 Dogwood Terrace; Application No. 2021-9-V; Amy & Sean Mahoney
7. New Business
 - 1) Variance
Block 6601; Lot 9
8 Stratford Road
Application No. 2021-15-V
Jason Savage & Alexis Sherry R-1 Zone
[Application Documents](#)

The Applicant seeks approval for a deck in violation of the following Section:

- 170-96C4 Rear Yard Setback – 75’ required; 69’ proposed; 6’ variance requested.

- 2) Variance
Block 5100; Lot 28
13 Wychwood Road
Application No. 2021-14-V
Adam & Sarah Weinstein R-3 Zone
[Application Documents](#)

Applicant seeks approval for a second floor addition in violation of the following Section:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 22.8% proposed; 1.8% variance requested.

- 3) Variance
Block 2802; Lot 21
6 Arlington Drive
Application No. 2021-13-V
Yanzhon Niu R-3 Zone
[Application Documents](#)

Applicant seeks approval for a sun room in violation of the following Sections:

- 170-98C3 Aggregate Side Yard Setback – 31.5’ required; 21.8’ proposed; 9.7’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 23% proposed; 2% variance requested.

- 4) Variance
Block 3203; Lot 13
12 Dougal Avenue
Application No. 2020-43-V
Kemal Reyhan R-3 Zone
[Application Documents](#)

The Applicant seeks approval to construct a new single family home in violation of the following Sections:

- 170-98C3 Right Side Yard Setback – 10’ required; 6’ proposed; 4’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 34.7% proposed; 13.7% variance requested.

- 5) Preliminary & Final Site Plan with Variances (*Amendment*)
Block 5700; Lot 1
395 W Northfield Road
Application No. 2014-86-PFSPV (Amendment)
Livingston Circle Car Wash, LLC B-1 Zone
[Application Documents & Plans](#)
[Township Reviews](#)
[Exhibits](#)

The Applicant proposes to construct three accessory structures at the northeast corner of the existing car wash and to relocate parking spaces.

6) Variance
Block 7300; Lot 20
26 Ross Road
Application No. 2021-21-V
26 Ross Road, LLC
[Application Documents](#)

R-1 Zone

Applicant seeks approval to construct a pool cabana and patio in violation of the following Sections:

- 170-87BB1 Habitable Floor Area – 6200 sq ft allowed; 9477 sq ft proposed; 3277 sq ft variance requested.
- 170-87CC1 Habitable Floor Ratio – 15% allowed; 25.12% proposed; 10.12% variance requested.

7) Adjournment

Accessing the Meeting

Online

Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/82976136218?pwd=ZG11VEZaSTB6WnpBOVc1dHJ2TlZlZz09>

Join by Phone

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International numbers available: <https://us02web.zoom.us/j/82976136218?pwd=ZG11VEZaSTB6WnpBOVc1dHJ2TlZlZz09>

View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)