

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

May 25, 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 – April 27, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 1) 8 Stratford Road; Application No. 2021-15-V; Jason Savage & Alexis Sherry
 - 2) 13 Wychwood Road; Application No. 2021-14-V; Adam & Sarah Weinstein
 - 3) 395 W Northfield Road; Application No. 2014-86-PFSPV (Amendment);
Livingston Circle Car Wash, LLC
7. New Business

- 1) Variance (**WITHDRAWN**)
Block 2903; Lot 2
43 Lee Road
Application No. 2021-11-V
Yehuda Borochoy
[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a pool house/shed in violation of the following Sections:

- 170-87E(1)(a) Accessory Building Height – 13’ allowed, 14’ proposed; 1’ variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 3804 sq ft proposed; 284 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 25% proposed; 4% variance requested.

2) 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; 25.9% proposed; 10.97% variance requested.

3) Variance
Block 2602; Lot 11
11 Billingsley Drive
Application No. 2021-19-V
Jon Tenenbaum
[Application Documents](#)

R-3 Zone

The Applicant seeks approval for a two story addition on the right and a second floor addition in violation of the following Sections:

- 170-98C3 Right Side Yard Setback – 10' required; 8.5' proposed; 1.5' variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 23.6% proposed; 6.4% variance requested.
- 170-87 BB3 Habitable Floor Area – 3520 sq ft allowed; 4046 sq ft proposed; 526 sq ft variance requested.

4) Variance
Block 1903; Lot 15
87 Laurel Avenue
Application No. 2021-17-V
Jonathan & Julie Schwartz
[Application Documents](#)

R-3 Zone

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

- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 6313 sq ft proposed (*currently 5911 sq ft*); 2793 sq ft variance requested.

5) Variance
Block 6101; Lot 9
18 Dickinson Lane
Application No. 2021-23-V
Marcelino Lopez
[Application Documents](#)

R-1 Zone

The Applicant seeks approval for an addition in violation of the following Sections:

- 170-96C2 Front Yard Setback – 75’ required; 33.5’ proposed; 41.5’ variance requested.
- 170-96C3 Right Side Yard Setback – 15’ required; 7.81’ proposed; 7.19’ variance requested.
- 170-96C3 Left Side Yard Setback – 15’ required; 6.25’ proposed; 8.75’ variance requested.
- 170-96C3 Aggregate Side Yard – 30% required; 14.06% proposed; 15.94% variance requested.
- 170-87 BB1 Habitable Floor Area – 15% allowed; 28.46% proposed; 13.46% variance requested.

6) Variance
Block 7402; Lot 4
7 Brayton Road
Application No. 2021-27-V
7 Brayton Road LLC
[Application Documents](#)

R-1 Zone

Applicant seeks approval for a pool, pool cabana, covered pool patio, walkway and fencing in the rear yard in violation of the following Sections:

- 170-87 BB1 Habitable Floor Area – 6200 sq ft allowed; 7430 sq ft proposed (*6983 sq ft previously approved*); 447 sq ft variance requested.
- 170-87 CC1 Habitable Floor Ratio – 15% allowed; 20.47% proposed (*19.19% previously approved*); 1.28% variance requested.
- 170-87 E(1)(a) Accessory Building Height – 13’ allowed; 15.4’ proposed; 2.4’ 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/88571187481?pwd=TlJhTitaTjVubGJYWdK0dUtzS0hqQT09>

Join by Phone

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International numbers available: <https://us02web.zoom.us/j/88571187481?pwd=TlJhTitaTjVubGJYWdK0dUtzS0hqQT09>

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