

Township of Livingston
Planning Department
357 S. Livingston Avenue
Livingston, NJ 07039



Phone: 973-535-7954
Fax: 973-535-7989
planning@livingstonnj.org

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

May 26, 2020

Conference & Regular Meetings – 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 – May 7, 2020
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - a) 14 West Lawn Road – 14 West Lawn Road, LLC – App. No. 2019-66-V
 - b) 26 Glendale Avenue – Yao Chen & Cathleen Zhang – App. No. 2020-11-V
 - c) 20 Village Road – Phillip & Rosanna Forgione – App. No. 2020-7-V
 - d) 9 Redwood Road – Agib Gerges – App. No. 2020-15-V
 - e) 22 Briar Cliff Road – Nicholas & Jamie Hammer – App. No. 2020-13-V
 - f) 2 Splitrock Road – Roland & Patricya Lee – App. No. 2020-8-V
 - g) 9 Fernwood Road – Nuno Cunha – App No. 2020-14-V
7. New Business

8. Variance (*Adjourned from May 7, 2020*)

Block 3900; Lot 85

40 Intervale Road

Application No. 2020-9-V

Pradeep Kumar & Nidhi Gupta

R-3 Zone

[Click Here to View Submission Documents](#)

Applicant is requesting approval to build a new home in violation of the following Section:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3890 sq ft proposed; 415 sq ft variance requested.

9. Preliminary Final Site Plan & Use Variance (*Continued from May 12, 2020*)

Block 5601; Lot 104

203 Hillside Avenue

Application No. 2016-65-PFSP-UV

JD Fitness Institute, LLC & Properties 143 LLC

R-3 Zone

[Click Here to View Application Documents](#)

[Click Here to View Exhibit \(A-1\)](#)

[Click Here to View Exhibit \(A-2\)](#)

[Click Here to View Exhibit \(A-3\)](#)

[Click Here to View Exhibit \(A-4\)](#)

[Click Here to View Exhibit \(A-5\)](#)

[Click Here to View Exhibit \(A-6\)](#)

[Click Here to View Exhibit \(A-7\)](#)

[Click Here to View Exhibit \(A-8\)](#)

The Applicant proposes the following:

- Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness;
- Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot;
- Install new LED site lights for parking lot illumination;
- Install new landscaping

10. Adjournment

Online

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

<https://us02web.zoom.us/j/82386301855?pwd=cTh1ejk1d2RLVnZqVlcxS0Y4Zy8wQT09>

Password: 852017

Join by Phone

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253
215 8782 or +1 346 248 7799

Webinar ID: 823 8630 1855

Password: 852017

International numbers available: <https://us02web.zoom.us/u/kCjyXkTJC>

View on Facebook

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

Participate in the Meeting

[These instructions](#) explain the online meeting format and how to watch and/or participate in public hearings before the Planning Board.