

Township of Livingston
Planning Department
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

June 23, 2020 – 7PM

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 12, 2020 & May 26, 2020
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - a) 40 Intervale Road; Pradeep Kumar & Nidhi Gupta; App No. 2020-9-V
 - b) 86 W McClellan Avenue; 86 W McClellan Ave, LLC; App No. 2020-3-V
7. New Business
8. Jurisdictional Discussion – TRI Owners Realty, LLC
Block 2602; Lot 29
35 Sycamore Avenue
Application No. 2019-53-V
[Applicant's Legal Brief & Exhibits](#)

The Applicant is requesting the Board to hear the jurisdictional issue of application submission.

[Opposition - Letter & Exhibits](#)

Variance (*Continued from May 7, 2020*)

Block 5103; Lot 85

7 Downing Place

Application No. 2020-12-V

CW Development, LLC

R-3 Zone

[Click Here to View Submission Documents](#)

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3758 sq ft proposed; 238 sq ft variance requested (*previously 388 sq ft variance requested from May 7th meeting*).
- 170-87CC3 Habitable Floor Ratio – 21% required; 22.9% proposed; 1.9% variance requested (*previously 2.8% variance requested from May 7th meeting*).

10. Variance

Block 5601; Lot 25

10 Dogwood Terrace

Application No. 2020-16-V

Sharon Shliechkorn

R-4 Zone

[Click Here to View Application Documents](#)

The Applicant proposes to construct a rear and second story addition in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10' required; 4.8' proposed; 5.2' variance requested.
- 170-99C3 Left Side Yard Setback – 10' required; 4.2' proposed; 5.8' variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 18% proposed; 12% variance requested.

11. Variance

Block 2500; Lot 1

6 Bear Brook Lane

Application No. 2020-17-V

Lisa Wahler

R-3 Zone

[Click Here to View Application Documents](#)

The Applicant proposes to construct a rear addition in violation of the following Sections:

- 170-87E (1)(c)(d) & (e) Accessory Building – Shall not be built within the rear yard and shall be no closer to a side lot line than 25 feet; 25' required; 1' proposed; 24' variance requested.
- 170-98C4 Rear Yard Setback – 40' required; 17.5' proposed; 22.5' variance requested.

12. Variance
Block 3000; Lot 102
16 Bowling Drive
Application No. 2020-18-V
Rajiv Sohal R-3 Zone
[Click Here to View Application Documents](#)

The Applicant proposes to construct an addition in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 44.5’ proposed; 5/5’ variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 4182 sq ft proposed; 662 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 26.3% proposed; 5.3% variance requested.

13. Variance
Block 2901; Lot 14
2 Browning Drive
Application No. 2020-19-V
Ryan & Corey Watson R-3 Zone
[Click Here to View Application Documents](#)

The Applicant proposes to construct a rear and second story addition in violation of the following Sections:

- 170-98C4 Rear Yard Setback – 40’ required; 38’ proposed; 2’ variance requested.
- 170-98CC3 Habitable Floor Ratio – 21% required; 26% proposed; 5% variance requested.

14. Adjournment

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