

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

July 23, 2019

Conference & Regular Meetings – 7:00 PM

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 – June 25, 2019
5. Communications
6. New Business
7. Old Business
8. Adjournment

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- 1) John Kovach – 19 Wynnewood Road - Application No. 2019-32-V
- 2) Scott & Staci Fiet - 3 Huntington Road - Application No. 2019-32-V
- 3) David Abramowitz - 22 Lexington Drive - Application No. 2019-34-V
- 4) Michael Sosa - 29 Mount Pleasant Parkway - Application No. 2019-27-V
- 5) Matthew Bridgeman - 169 Grove Terrace - Application No. 2019-31-V

1. Variance

Block 4401; Lot 19
12 Berkeley Terrace
Application No. 2019-39-V
Franco Cozzolino

R-4 Zone

Applicant proposes to replace existing retaining wall in violation of the following section:

- 170-91B(2)(c) & 170-91C(5)(c) Retaining Wall Setback – 5’ required; 3’ proposed; 2’ variance requested.

2. Variance

Block 1509; Lot 3
85 Fellswood Drive
Application No. 2019-37-V
JingLei Zhang

R-4 Zone

Applicant proposes a second floor and rear yard addition in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 29.2’ proposed; 10.8’ variance requested.
- 170-87L(d) Side Street Front Yard Setback – 35’ required; 31.6’ proposed; 3.4’ variance requested.
- 170-95C4 Rear Yard Setback – 35’ required; 10’ proposed; 25’ variance requested.
- 170-87E(d)[4] Accessory Structure Setback – 5’ required; 1.5’ proposed; 3.5’ variance requested.

3. Preliminary Final Site Plan and Use Variance
Block 3200; Lot 15
222 South Livingston Avenue
Application No. 2018-86-PFSP-UV
Poto Developers LLC

B-1 Zone

Applicant proposes the following:

- Expansion to the front & northerly side of an existing 2-½ story commercial building with renovations to the exterior façade;
- Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels.
- Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

4. Adjournment