

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



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

Revised 10/22/19

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

**October 22, 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 – September 24, 2019
5. Communications
6. New Business –
7. Old Business – Discussion of Deck Variances with Marty Chiarolanio, Construction  
Official/Zoning Officer
8. Adjournment

## Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- 1) Eric & Marcy Mercer – 22 Trafalgar Drive - Application No. 2019-47-V
- 2) Daniel & Jill Katz - 3 Nottingham Road - Application No. 2019-50-V
- 3) Pamela Pol & Archimor Arigorat - 22 Royal Avenue - Application No. 2019-51-V

1. Variance

Block 4706; Lot 21  
462 South Livingston Avenue  
Application No. 2019-55-V  
Billy Maglaras/Tom Frank

R-3 Zone

Applicant is requesting an addition in violation of the following section:

- 170-99C(3) Side Yard Setback – 10’ required; 7.6’ proposed; 2.4’ variance requested.

2. Variance

Block 4007; Lot 13  
44 Mounthaven Drive  
Application No. 2019-52-V  
Jeremy Gelade & Melissa Niglio

R-4 Zone

Applicant is requesting an addition in violation of the following sections:

- 170-99C(3) Side Yard Setback – 10’ required; 7.97’ proposed; 2.03’ variance requested.
- 170-99C(2) Front Yard Setback – 40’ required; 36.29’ proposed; 3.71’ variance requested.

3. Variance (*Adjourned to November 26, 2019*)

Block 2602; Lot 29  
35 Sycamore Avenue  
Application No. 2019-53-V  
TRI Owners Realty LLC

R-3 Zone

Applicant is requesting to construct a new single family home in violation of the following sections:

- 170-98C(2) Front Yard Setback – 50’ required; 39.61’ proposed; 10.39’ variance requested.
- 170-98C(4) Rear Yard Setback – 40’ required; 22.14’ proposed; 17.86’ variance requested.
- 170-98CC(3) Habitable Floor Ratio – 21% required; 30.59% proposed; 9.59% variance requested.

4. Preliminary Final Site Plan and Use Variance (*ADJOURNED TO NOVEMBER 26, 2019*)  
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.

5. Adjournment