

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

October 26, 2021 – 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 – September 28, 2021
5. Communications
6. Old Business –
 - (a) Consideration of Memorializing Resolutions:
 - 354 Beaufort Avenue; Application No. 2018-5-V (Amendment); Joseph & Stacy Moore / Todd Weinberger
 - 45 West Lawn Road; Application No. 2021-51-V; Suzanne Fein
 - (b) Consideration of Amending Resolution:
19 Midway Drive; Application No. 2021-48-V; Jon & Holly Anderson
7. New Business
 - 1) Variance (*Continued from August 24, 2021*)
Block 3703; Lot 3
2 Fredon Drive
Application No. 2021-36-V
Rajiv & Carrie Parikh R-3 Zone
[Application Documents](#); [Updated Denial & Plan](#)

Applicant seeks approval for a shed in violation of the following Sections:

- 170-87E(1)(b) Accessory Building – 10’ required; 8’ proposed; 2’ variance requested.
- 170-87E(1)(e) Accessory Building from Side Lot Line – 7’ required; 2’ proposed; 5’ variance requested.

2) Variance
Block 4601; Lot 5
29 Wellington Road
Application No. 2021-56-V
Corey Stone
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a 7'-5" x 12'-3" first floor addition in violation of the following Section:

- 170-99C3 Side Yard Setback – 10' required; 7.2' proposed; 2.8' variance requested.

3) Variance
Block 2602; Lot 16
15 Badger Drive
Application No. 2021-52-V
15 Badger Drive, LLC
[Application Documents](#)

R-3 Zone

The Applicant seeks approval to construct a new single family home in violation of the following Section:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 24.75% proposed; 3.75% variance requested.

4) Variance
Block 4706; Lot 4
8 Village Drive
Application No. 2021-54-V
Elizabeth Weiss
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a covered front porch in violation of the following Section:

- 170-3A(1) Front Yard Setback – 6' encroachment allowed; 8' proposed; 2' variance requested.

5) Variance
Block 4603; Lot 9
48 Lexington Drive
Application No. 2021-55V
Amanda Gold
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a second story addition in front and rear of home in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40' required; 33.1' proposed; 6.9' variance requested.
- 170-99C3 Left Side Yard Setback – 10' required; 7.9' proposed; 2.1' variance requested.

6) Variance
Block 301; Lot 20
87 West McClellan Avenue
Application No. 2021-53-V
Urja Patel
[Application Documents](#)

R-2 Zone

Applicant seeks approval to construct a new single family home and a retaining wall in violation of the following Sections:

- 170-97C2 Front Yard Setback – 60’ required; 50.4’ proposed; 9.6’ variance requested.
- 170-91(4)(b) Rear Yard Fence (Retaining Wall) – 6’ allowed; 11’ proposed; 5’ variance requested.
- 170-91(16) Retaining Wall – *See denial dated September 2, 2021*

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/88609014579?pwd=clVaeTNyc3ErMVEwWEFoUDUvZ2xWdz09>

Join by Phone

Dial US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128; International numbers available: <https://us02web.zoom.us/j/88609014579>

Webinar ID: 886 0901 4579

Password: 398720

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). All questions and comments must be made on Zoom.

Virtual Board Meeting Instructions: <http://livingstonnj.org/1413/Virtual-Board-Meeting-Information>