

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

December 14, 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 – November 23, 2021
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 2 Hadrian Drive; Application No. 2021-20-V; Bruce & Marla Nagel
 - 16 Goodhart Drive; Application No. 2021-62-V; Jon Gantman
 - 2 Devonshire Road; Application No. 2021-58-V; Anuj Goyal & Deepali Jain
 - 11 Baker Road; Application No. 2021-60-V; Solomon Gbondo-Tugbawa
 - 193 E MT Pleasant Ave; Application No. 2021-28-MSP; Temple Beth Shalom

7. New Business – (a) 2022 Proposed Meeting Dates

1) Variance (Adjourned to January 25, 2021)

Block 2400; Lot 22
225 East Cedar Street
Application No. 2021-50-V
Daniel Fremed
[Application Documents](#)

R-3 Zone

Applicant seeks approval for a fence in violation of the following Section:

- 170-91A (3)(a) Side Yard Fence – 60” allowed; 72” proposed; 12” variance requested.
- 170-91A (2)(b) Front Yard Fence –
 - 48” allowed; 72” proposed; 24” variance requested.
 - Plantings required; Retain current plantings with no additional plantings proposed
 - 50% open required; board on board proposed

2) Variance

Block 204; Lot 25
8 Rainbow Ridge Drive
Application No. 2021-59-V
Susan & Steven Scheichet
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a Pool in violation of the following Section:

- 170-96-A.8.(f) Swimming Pools – The swimming pool shall not be closer than 20 feet to any side or rear lot lines of the premises. Applicant proposes 10ft from the rear property line; 10’ variance requested.

3) Variance

Block 6001; Lot 94
42 Baker Road
Application No. 2021-67-V
Richard D. Pecht
[Application Documents](#)

R-2 Zone

Applicant seeks approval to construct a 12x12, 4-ft high Deck in violation of the following Sections:

- 170-97-C4 Rear Yard Setback – 50’ required; 41.02’ proposed; 8.98’ variance requested.

4) Variance

Block 3900; Lot 80
5 Scotland Drive
Application No. 2021-66-V
5 Scotland Drive, LLC
[Application Documents](#)

R-3 Zone

Applicant seeks approval to demolish the existing house and construct a new Single Family house in violation of the following Sections:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 24% proposed; 3% variance requested.

5) Variance

Block 4009; Lot 41
10 Millbrook Court
Application No. 2021-63-V
James Hu
[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a new Single Family house in violation of the following Sections:

- 170-98C4 Rear Yard Setback – 40’ required; 34.83’ proposed; 5.17’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 23.1% proposed; 2.1% variance requested.

6) Variance
Block 6300; Lot 4
South Orange Avenue
Application No. 2021-64-V
157 Grand, LLC
[Application Documents](#)

R-1 Zone

Applicant seeks approval to construct a new Single Family house on vacant Lot in violation of the following Sections:

- 170-96C2 Front Yard Setback – 75’ required; 60’ proposed; 15’ variance requested.
- 170-96C4 Rear Yard Setback – 75’ required; 44.5’ proposed; 30.5’ variance requested.

7) Variance
Block 2400; Lot 47.02
9 Grasmere Court
Application No. 2021-65-V
ASA Group LLC
[Application Documents](#)

R-1 Zone

Applicant seeks approval to install two parallel Retaining Walls in violation of the following Sections:

- 170-91(16) Retaining Wall (Aggregate Height) – 10’ allowed; 16’ proposed; 6’ variance requested. All other requirements for fence and plantings shall be followed.

8) Variance
Block 5301; Lot 3
324 Hillside Avenue
Application No. 2021-61-V
Jay Van de Beek
[Application Documents](#)

R-3 Zone

Applicant seeks approval for a garage addition, 2-story rear addition, and a 1-story rear addition in violation of the following Sections:

- 170-98C3 Aggregate Side Yard Setback – 30% required; 28% proposed; 2% variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 4269 sq ft proposed; 749 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 25% proposed; 4% variance requested.

Applicant received prior approval (2008-15-V) for HFA, HFR and Front Yard Setback.

9) 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/83301627695?pwd=KzZDcnM1T1U4VERIZzdRc2d3b3hKUT09>

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/83301627695>

Webinar ID: 833 0162 7695

Password: 481285

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>