

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



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

**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

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

9. 9Variance (*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 7<sup>th</sup> meeting*).
- 170-87CC3 Habitable Floor Ratio – 21% required; 22.9% proposed; 1.9% variance requested (*previously 2.8% variance requested from May 7<sup>th</sup> 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 6900; Lot 26  
184 E Northfield Avenue  
Application No. 2019-64-V  
Pedro Gomes R-1 Zone  
[Click Here to View Application Documents](#)

The Applicant replaced a portion of an existing fence in violation of the following Sections:

- 170-91B(2) Front Yard Fence:
  - 48” required; 96” proposed; 48” variance requested.
  - Not less than 50% open required; privacy fence requested.

14. 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.

15. Adjournment

**Copy and paste or click the link below to join the webinar:**

<https://us02web.zoom.us/j/89026773019?pwd=MlIFbkxDL3NYUUE0VkZMRC9Ed21HZz09>

**Password:** 994242

**Or Telephone:**

**Dial** (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

**Webinar ID:** 890 2677 3019

**Password:** 994242

International numbers available: <https://us02web.zoom.us/j/89026773019?pwd=MlIFbkxDL3NYUUE0VkZMRC9Ed21HZz09>