

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

**June 25, 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 – May 28, 2019
5. Communications
6. New Business – Oath of Office (Kalpesh Kenia)
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) Weikuang & Chenchi Lien – 17 Tower Road - Application No. 2019-1-V
- 2) Baruch Shliechkorn – 50 Force Hill Road - Application No. 2019-10-V
- 3) Danyal Hussain & Khusbu Kazi – 18 Midway Drive - Application No. 2019-23-V
- 4) Shiming Yang – 44 Fellswood Drive – Application No. 2019-26-V
- 5) Peter Kowalchuk – 190 East Cedar Street – Application No. 2019-28-V

1. Variance

Block 5500; Lot 49  
19 Wynnewood Road  
Application No. 2019-32-V  
John Kovach

R-3 Zone

Applicant's Resolution of Approval (2013-39-V) has expired. Applicant proposes to add a deck in violation of the following section:

- 170-99C3 Side Yard Setback – 10' required; 7.25' proposed; 2.75' variance requested.

2. Variance

Block 6701; Lot 11  
3 Huntington Road  
Application No. 2019-30-V  
Scott & Staci Fiet

R-1 Zone

Applicant proposes an addition and basement in garage in violation of the following sections:

- 170-97C2 Front Yard Setback – 75' required; 67.1' proposed; 7.9' variance requested.
- 170-87CC Habitable Floor Ratio – 15% required; 15.3% proposed; 0.3% variance requested.

3. Variance

Block 4704; Lot 24  
22 Lexington Drive  
Application No. 2019-34-V  
David Abramowitz

R-4 Zone

Applicant proposes a two story addition to the side of the house in violation of the following sections:

- 170-99C3 Side Yard Setback – 10' required; 6.25' proposed; 3.75' variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 30.4% proposed; 0.4% variance requested.

4. Variance  
Block 3800; Lot 19  
29 Mount Pleasant Parkway  
Application No. 2019-27-V  
Michael Sosa

R-4 Zone

Applicant proposes a first floor and rear addition in violation of the following section:

- 170-99C2 Front Yard Setback – 40’ required; 21.8’ proposed; 18.20’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 5.4’ proposed; 4.6’ variance requested.
- 170-99C7 & 170-87CC Habitable Floor Ratio – 30% required; 46.29% proposed; 16.29% variance requested.

5. Variance  
Block 3000; Lot 49  
169 Grove Terrace  
Application No. 2019-31-V  
Matthew Bridgeman

R-3 Zone

Applicant proposes an addition in violation of the following sections:

- 170-98C2 Front Yard Setback – 50’ required; 39.42’ proposed; 10.58’ variance requested.
- 170-98C3 Left Side Yard Setback – 10’ required; 7.24’ proposed; 2.76’ variance requested.
- 170-98C3 Right Side Yard Setback – 10’ required; 7.6’ proposed; 2.4’ variance requested.
- 170-96C4 Rear Yard Setback – 40’ required; 39.05’ proposed; 0.95’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 27.44% proposed; 2.6% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 25.37% proposed; 4.37% variance requested.

6. Preliminary Final Site Plan and Use Variance (**Adjourned**)  
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.

7. Preliminary Final Site Plan with Variances (**Adjourned**)

Block 107; Lot 16

630 Route 10

Application No. 2019-24-PFSP

Millstein Acquisitions, LLC

C-I Zone

Applicant proposes the following:

- Renovation/additions above of existing warehouses with increases in overall building height.
- Upgrades & installation of new loading docks and associated concrete pads;
- Installation of new retaining wall and reconfiguration of some parking lots to provide associated asphalt parking areas and sidewalks, driveways and circulations areas;
- Installation of new underground stormwater management detention basin and water quality system, with associated stormwater collection systems.

8. Adjournment