

**RESOLUTION  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF LIVINGSTON  
NEW JERSEY**

Case # 2011-50-V

Motion by: Mr. Hochberg

Second by: Mr. Shah

**FINDINGS AND CONCLUSIONS**

The Zoning Board of Adjustment of the Township of Livingston, having considered the Application and plans filed in this matter, and the testimony and evidence presented at the hearing on October 25, 2011, the following findings of fact and conclusions are made:

1. The applicant is Adam and Melissa Reitman.
2. The property is commonly known as 14 Rock Hill Road is taxed as Block 700 Lot 19. The property is in the R-2 Zone.
3. The applicant has satisfied the statutory procedural requirements of service and publication of notice, and there are no taxes or assessments due or in arrears.
4. The applicant proposes to construct a new single-family residence.
5. Violation of Livingston Zoning Ordinance
  - (a) Section 170-87BB(2) Habitable floor area. 4,870 square feet required, 4,997 proposed, 127 square foot variance requested.
  - (b) Section 170-87CC(2) Habitable floor ration. 18% required, 20% proposed, 2% requested.
6. The following persons testified at the hearing: The applicants and Laurence Appel, AIA.
7. The following persons objected to or expressed interest the application at the hearing: Anne Marie Rogers residing at 17 Rock Hill Drive opposed the application and Charles Seid residing at 1 Stoneham Drive supported the application.
8. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70 (c)(1) and (d)(4) for the relief sought by demonstrating that the residence will fit within the streetscape and that the property can accommodate the residence. The Board determined that the 127 square habitable feet was de minimis.

Based upon the above findings, there will be no detriment resulting to the public good, nor will there be an impairment of the zoning plan or municipal zoning ordinance. Now, therefore, be it **RESOLVED** by the ZONING BOARD OF ADJUSTMENT of the Township of

Livingston that the application herein submitted is granted the following variances from the Ordinance:

Maximum Habitable Floor Area Variance of 127 sq ft is granted; and  
Maximum Habitable Area Ratio Variance of 2% is granted.

This approval is subject to all other requirements of the Township ordinances, building code, and the right of appeal by any interested party. Also, as required by Livingston Ordinance 170-27(A), construction must be commenced within one year of the date hereof or the variance shall expire.

Copies of the Applicant's survey showing the proposed improvements and architectural plans are attached hereto as an exhibit and signed by the Chairman to indicate the final version thereof.

The Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on October 25, 2011 in which Board voted with six votes cast in favor and none opposed to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:

  
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ALAN OZAROW

Dated: November 17, 2011

Prepared by: HERBERT S. FORD, ESQ.