

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

**March 23, 2020 – 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 – February 23, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
  - 1) 50 Oakwood Avenue; Application No. 2020-65-V; Novel Jersey Homes LLC / Yanchun Song
  - 2) 75 Mounthaven Drive; Application No. 2020-56-V; Bogdan Kwoczka
  - 3) 320 Beaufort Avenue; Application No. 2021-3-V; Meiting Huang
  - 4) 228 E McClellan Avenue; Application No. 2020-63-V; Odilon & Wliana Bragatto
  - 5) 45 North Ridge Road; Application No. 2021-2-V; Fern Felsenheld
  - 6) 13 Volker Lane; Application No. 2021-4-V; Inga & Oriel Cohen
  - 7) 43 Morningside Drive; Application No. 2021-6-V; Adam & Ashley Kessler
7. New Business
  - 1) Variance  
Block 3901; Lot 106.18  
13 Marisa Court  
Application No. 2021-12-V  
Falak & Pooja Pandit R-5E Zone  
[Application Documents](#)

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

- 170-99C4 Rear Yard Setback – 35’ required; 19.6’ proposed; 15.4’ variance requested.

2) Minor Subdivision with Variances (*Continued from January 26, 2021*)

Block 1302; Lot 5

17 Congressional Parkway

Application No. 2020-55-MSUBV

Craig Naylor; John & Rebecca Tsihlas

R-4 Zone

[Updated Plans](#); [Updated Plat / Survey](#) ; [Updated Township Report](#)

[Application Documents & Township Reports \(from 1/26/2021\)](#)

The Applicant proposes the following:

- Subdivide Lot 5 to create two (2) new lots designated as proposed lots 5.01 and 5.02.
- Lot 5.01 would contain the existing house with the existing driveway and 1-car detached garage.
- The plans denote a small existing enclosed porch on the left side of the existing house is noted to be removed.
- Lot 5.02 would be a vacant building parcel for construction of a new single family home. The plans depict building setback lines and envelopes for location of a new dwelling. Variances sought for Lot Area and Front Yard Average Setback, and Building Coverage Ratio on proposed Lot 5.01.

3) Variance

Block 4304; Lot 14

13 Taconic Road

Application No. 2021-7-V

Xuezeng Wu

R-4 Zone

[Application Documents](#)

Applicant seeks approval for an addition in violation of the following Sections:

- 170-99C3 Left Side Yard Setback – 10’ required; 8.54’ proposed/existing; 1.46’ variance requested.
- 170-87L(1)(d) Corner Lot Setback – 35’ required; 15.5’ proposed; 19.5’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 3294 sq ft proposed; 74 sq ft variance requested.

4) Variance

Block 5602; Lot 17  
13 Dogwood Terrace  
Application No. 2021-9-V  
Amy & Sean Mahoney  
[Application Documents](#)

R-4 Zone

The Applicant seeks approval for an addition in violation of the following Sections:

- 170-99C3 Left Side Yard Setback – 10’ required; 7.82’ existing/proposed; 2.18’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 2.81 existing/proposed; 7.19’ variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 26.3’ existing/proposed; 8.7’ variance requested.
- 170-99C4 Aggregate Side Yard Setback – 30% required; 21.3% existing/proposed; 8.7% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 38.59% proposed; 8.59% variance requested.

5) Variance

Block 2903; Lot 2  
43 Lee Road  
Application No. 2021-11-V  
Yehuda Borochoy  
[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a pool house/shed in violation of the following Sections:

- 170-87E(1)(a) Accessory Building Height – 13’ allowed, 14’ proposed; 1’ variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 3804 sq ft proposed; 284 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 25% proposed; 4% variance requested.

6) 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/82707801220?pwd=UVhzdFp2MzMvYak4yQ3NPbzlxVW14QT09>

### 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

**Webinar ID:** 827 0780 1220

**Password:** 102008

International numbers available: <https://us02web.zoom.us/j/82707801220?pwd=UVhzdFp2MzMvYak4yQ3NPbzlxVW14QT09>

View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)

