

Planning Department
Township of Livingston

Livingston Town Hall
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ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

March 28, 2023 – 7:00 PM

This agenda is for information only and may change prior to the actual meeting.

Conference & Regular Meeting Agenda:

- Call to Order
- Statement of Compliance with Open Public Meetings Act
- Roll Call
- Approval of Minutes – February 28, 2023
- Communications
 - Review of 2022 Annual Report
 - Request for Re-Hearing
- Old Business – Consideration of Memorializing Resolutions:
 - 293 North Livingston Avenue; Application No. 2022-63-PFSPV; PSE&G
 - 23 Longview Road; Application No. 2022-68-V; Joseph & Megan Paradiso
 - 41 Ashwood Drive; Application No. 2022-73-V; 41 Ashwood Drive, LLC

1) Continued Hearing

Variance (*Continued from February 28, 2023*)

Block 801; Lot 14

4 Vista Terrace

Application No. 2022-74-V

Murray Kushner

R-2 Zone

[Original Application Documents](#)

[Updated Denial & Plans](#)

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

- 170-87BB2 Habitable Floor Area – 4870 sq ft allowed; 5471.6 sq ft proposed (5419.8 sq ft existing); 601.6 sq ft variance requested.

▪ New Business

1) Request for Extension of Resolution

Block 2402; Lot 19
2 Hadrian Drive
Application No. 2021-20-V
Bruce & Marla Nagel
[Application Documents](#)

R-1 Zone

Applicant seeks approval for a 1 year extension of resolution of approval which expired on January 25, 2023.

2) Variance

Block 3604; Lot 18
25 Broadlawn Drive
Application No. 2022-40-V
25 Broadlawn LLC / Preetam Bajaj
[Application Documents](#)

R-3 Zone

Applicant seeks approval for an addition, deck, and covered porch in violation of the following Section:

- 170-98C2 Front Yard Setback – 50’ required; 41.4’ proposed; 8.6’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 22.6% proposed; 1.6% variance requested.

3) Variance

Block 5601; Lot 25
10 Dogwood Terrace
Application No. 2022-71-V
Sharon Shliechkorn
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a left side second story addition in violation of the following Sections:

- 170-99C3 Left Side Yard Setback – 10’ required; 4.1’ proposed; 5.9’ variance requested.
- 170-99C3 Side Yard Aggregate – 30% (15’) required; 18% (9.1’) proposed; 12% (5.9’) variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 39.6% proposed; 9.6% variance requested.

- 4) Variance
Block 2502; Lot 53
8 Alpine Way
Application No. 2023-4-V
Jonathan Salzinger & Michele Weinberger R-3 Zone
[Application Documents](#)

Applicant proposes to construct a three car garage with addition above, portico, and deck with covered portion in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 43.08’ proposed (to portico enclosed); 6.92’ variance requested.
- 170-98C4 Rear Yard Setback – 40’ required; 36.5’ proposed; 3.5’ variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 3778 sq ft proposed; 258 sq ft variance requested.

- 5) Variance
Block 300; Lot 15
98 North Hillside Avenue
Application No. 2023-6-V
Shuchita & Nitin Mirwani R-2 Zone
[Application Documents](#)

Applicant seeks approval for a one story addition, second story raising the attic and extending into the front setback in violation of the following Sections:

- 170-97C2 Front Yard Setback – 60’ required; 58’ proposed; 2’ variance requested.
- 170-97C4 Rear Yard Setback – 50’ required; 26’ proposed; 24’ variance requested.

- 6) Variance
Block 4701; Lot 50
1 Concord Drive
Application No. 2023-5-V
Meiyan Ni R-4 Zone
[Application Documents](#)

Applicant seeks approval for an 8’ x 12’ x 9.5’ high second floor deck in violation of the following Section:

- 170-99C4 Rear Yard Setback – 35’ required; 23.2’ proposed; 11.8’ variance requested.

7) Variance
Block 1600; Lot 28
25 Briar Cliff Road
Application No. 2023-7-V
Nicholas Bruton
[Application Documents](#)

R-4 Zone

Applicant proposes to extend existing deck and stairs 3.5' into rear yard in violation of the following Section:

- 170-99C4 Rear Yard Setback – 35' required; 31.5' proposed; 3.5' variance requested.

Accessing the Meeting

Online Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/83471961213?pwd=bDM4V2dxQzdSZG1RcnFnSXgxcE1MUT09>

Join by Phone

Dial US: US: +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592

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Virtual Board Meeting Instructions: <http://livingstonnj.org/1413/Virtual-Board-Meeting-Information>