

Planning Department
Township of Livingston

Livingston Town Hall
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

April 25, 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 – March 28, 2023
- Communications
 - Review and Adoption of 2022 Annual Report
- Old Business – Consideration of Memorializing Resolutions:
 - 4 Vista Terrace; Application No. 2022-74-V; Murray Kushner
 - 2 Hadrian Drive; Application No. 2021-20-V; Bruce & Marla Nagel
 - 8 Alpine Way; Application No. 2023-4-V; Jonathan Salzinger & Michele Weinberger
 - 98 North Hillside Avenue; Application No. 2023-6-V; Shuchita & Nitin Mirwani
 - 1 Concord Drive; Application No. 2023-5-V; Meiyani Ni

1) Continued Hearing

Variance (*Continued from February 28, 2023*)

Block 2903; Lot 16

40 Oakwood Avenue

Application No. 2022-69-V

40 Oakwood Avenue, LLC

R-3 Zone

[Application Documents](#)

[Updated Zoning Denial Letter, Survey & Plans](#)

Applicant proposes to construct an addition to the existing single-family dwelling, in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50' required; 30' proposed/existing; 20' variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 34.6% proposed; 13.6% variance requested.

▪ **New Business**

1) Request for Extension of Resolution

Block 4009; Lot 41
10 Millbrook Court
Application No. 2021-63-V
Jin “James” Hu
[Application Documents](#)

R-3 Zone

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

2) Variance

Block 4802; Lot 3
27 West Harrison Place
Application No. 2022-70-V
Denis & Lachin Saparova
[Application Documents](#)

R-4 Zone

Applicant seeks approval to extend existing garage and add a front porch in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 35.5’ proposed; 4.5’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.6’ proposed/existing; 2.4’ variance requested.

3) Variance

Block 500; Lot 29
2 Mellon Place
Application No. 2023-8-V
Saranath Narasimhan
[Application Documents](#)

R-4 Zone

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

- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 5710 sq ft proposed; 2490 sq ft variance requested.

4) Variance

Block 2903; Lot 5
35 Lee Road
Application No. 2023-13-V
Property Maintenance Group, LLC
[Application Documents](#)

R-3 Zone

Applicant proposes to construct of a new 2-story single family home in violation of the following Section:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 42% proposed; 21% 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/88591389708?pwd=YUd3a0FpTTQzUVVsN3B1b3VHK3dCZz09>

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

International numbers available: <https://us02web.zoom.us/j/88591389708?pwd=YUd3a0FpTTQzUVVsN3B1b3VHK3dCZz09>

Webinar ID: 885 9138 9708

Passcode: 672908

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