

Planning Department
Township of Livingston

Livingston Town Hall
357 S. Livingston Avenue
Livingston, NJ 07039



Phone: 973-992-5000 #5511
Fax: 973-535-7989
planning@livingstonnj.org

ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

May 23, 2023 – 7:00 PM

Updated 5/23/2023

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 – April 25, 2023
- Communications
- Old Business – Consideration of Memorializing Resolutions:
 - 40 Oakwood Avenue; Application No. 2022-69-V; 40 Oakwood Avenue, LLC
 - 10 Millbrook Court; Application No. 2021-63-V; Jin “James” Hu
 - 2 Mellon Place; Application No. 2023-8-V; Saranath Narasimhan
 - 293 North Livingston Avenue; Application No. 2022-63-PFSPV; Public Service Electric & Gas Co. (PSE&G)

1) Re-Opened Hearing

Variance

Block 3900; Lot 78

9 Scotland Drive

Application No. 2022-72-V

9 Scotland Drive, LLC

[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a new single-family residence in violation of the following Section:

170-87CC3 Habitable Floor Ratio – 21% allowed; 24% proposed; 3% variance requested.

2) Continued Hearing

Variance (*Continued from March 28, 2023*)

Block 5601; Lot 25

10 Dogwood Terrace

Application No. 2022-71-V

Sharon Shliechkorn

R-4 Zone

[Application Documents](#)

[Updated Documents](#)

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

- 170-99C3 Left Side Yard Setback – 10’ required; 6.1’ proposed; 3.9’ variance requested.
- 170-99C3 Side Yard Aggregate – 30% (15’) required; 22% (11.4’) proposed; 8% (3.6’) variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 39% proposed; 9% variance requested.

3) Continued Hearing

Variance (*Continued from March 28, 2023*)

Block 1600; Lot 28

25 Briar Cliff Road

Application No. 2023-7-V

Nicholas Bruton

R-4 Zone

[Application Documents](#)

[Updated Documents](#)

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.

4) Continued Hearing

Variance (*Continued from April 25, 2023*)

Block 2903; Lot 5

35 Lee Road

Application No. 2023-13-V

Property Maintenance Group, LLC

R-3 Zone

[Application Documents](#)

[Updated Documents](#)

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; 37.58% proposed; 16.58% variance requested.

▪ **New Business**

1) Variance

Block 3902; Lot 36
25 Hillside Avenue
Application No. 2023-11-V
West Hobart, LLC
[Application Documents](#)

R-4 Zone

Applicant proposes to construct a new single family residence in violation of the following Section:

- 170-87CC4 Habitable Floor Ratio – 30% allowed; 34.4% proposed; 4.4% 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/87929898979?pwd=Wm5DSWdYWklyL1JrR2ZnRWtSZW9UZz09>

Join by Phone

Dial US: US: +1 646 931 3860 or +1 305 224 1968 or +1 309 205 3325

International numbers available: <https://us02web.zoom.us/j/87929898979?pwd=Wm5DSWdYWklyL1JrR2ZnRWtSZW9UZz09>

Webinar ID: 879 2989 8979

Passcode: 428004

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