

Township of Livingston
Planning Department
357 S. Livingston Avenue
Livingston, NJ 07039



Phone: 973-535-7954
Fax: 973-535-7989
planning@livingstonnj.org

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

July 26, 2022 – 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 – June 28, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 9 Tuscan Road; Application No. 2022-12-V; 9 Tuscan Road, LLC
 - 20 Lee Road; Application No. 2022-35-V; Dan Suraci
7. New Business –

1) Administrative Appeal (*Continued from June 28, 2022*)

Block 5901; Lot 3
449 West Mount Pleasant Avenue
Application No. 2022-33-AA

Scorch Cigar Lounge
[Application Documents](#)

B-1 Zone

Applicant is appealing the Zoning Officer's Decision as defined by NJ SFAA, Section 26:3D-57 to utilize the premises for a Tobacco Retail Establishment.

- 2) Variance
Block 2006; Lot 8
34 Fellswood Drive
Application No. 2022-34-V
Tatsiana Dvorkina & Uladzimir Naksimovich R-4 Zone
[Application Documents](#)

Applicant seeks approval for a 4' high deck in violation of the following Section:

- 170-99C4 Rear Yard Setback – 35' required; 19' proposed; 16' variance requested.

- 3) Variance
Block 3202; Lot 42
23 Brookside Avenue
Application No. 2022-27-V
Lior & Levitte Shliechkorn R-4 Zone
[Application Documents](#)

Applicant seeks approval for a first and second floor addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40' required; 28.6' proposed; 11.4' variance requested.
- 170-99C3 Left Side Yard Setback – 10' required; 9.8' proposed; 0.2' variance requested.
- 170-87E(1)(b) Accessory Building (Detached Garage) –
 - 10' away from any principal building required; 4' proposed; 6' variance requested.
 - 6' away from any other accessory structure (deck) required; 1' proposed; 5' variance requested.

- 4) Variance
Block 503; Lot 1.02
7 Boulderwood Drive
Application No. 2022-36-V
Preetam Bajaj R-4 Zone
[Application Documents](#)

Applicant seeks approval to construct a new single family home in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40' required; 26.5' proposed; 13.5' variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 31.7% proposed; 1.7% variance requested.

- 5) Use Variance (*Adjourned to August 23, 2022*)
Block 1800; Lot 13
133-135 East McClellan Avenue
Application No. 2022-22-PFSP-UV
Jorge Taboada BN Zone

Applicant seeks approval to amend prior approved plans to convert 1000 sq ft of commercial space into two separate one bedroom apartments.

Application Documents: [App Form, Checklists, EIS, Recycling Plan, As-built, Architectural Plans](#)

Township Reports: [Engineering](#); [Planning](#)

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/82270201627?pwd=NPIpUhYC_ubTkisDj-iqCq8JOthDkU.1

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;

International numbers available: https://us02web.zoom.us/j/82270201627?pwd=NPIpUhYC_ubTkisDj-iqCq8JOthDkU.1

Webinar ID: 822 7020 1627

Passcode: 496854

The meeting will be live-streamed (**for viewing purposes only**) to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ). All questions and comments must be made on Zoom.

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