

Township of Livingston
Planning Department
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

July 28, 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 – June 23, 2020
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - a) TRI Owners Realty, LLC: Elizabeth Durkin, Esq. - The Durkin Firm, LLC /
Lisa A. John-Basta, Esq - Chiesa, Shahiniah & Giantomasi, PC
 - b) 7 Downing Place; CW Development, LLC; App No. 2020-12-V
 - c) 10 Dogwood Terrace; Sharon Shliechkorn; App No. 2020-16-V
 - d) 6 Bear Brook Lane; Lisa Wahler; App No. 2020-17-V
 - e) 2 Browning Drive; Ryan & Corey Watson; App No. 2020-19-V
7. New Business

8. Variance (*Continued from June 23, 2020*)

Block 3000; Lot 102
16 Bowling Drive
Application No. 2020-18-V
Rajiv Sohal

R-3 Zone

[Revised Denial Letter, Survey, and Plans](#)
[Click Here to View Original Application Documents](#)

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

- 170-98C2 Front Yard Setback – 50’ required; 48’ proposed; 2’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 22% proposed; 1% variance requested.

10. Variance

Block 4403; Lot 2
53 Berkeley Place
Application No. 2020-24-V
Giovanni Rodriguez

R-4 Zone

[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a second addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 23.4’ proposed; 16.6’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 5.9’ proposed; 4.1’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 53.3% proposed; 23.3% variance requested.

11. Variance

Block 6001; Lot 12
39 Baker Road
Application No. 2020-23-V
Cheryl Gilberg

R-2 Zone

[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a rear addition and keep an existing non-conforming garage in violation of the following Sections:

- 170-97C4 Rear Yard Setback – 60’ required; 41.83’ proposed; 18.17’ variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% required; 33.8% proposed; 15.8% variance requested
- 170-87I(2) Minimum Garage Size:
 - 12’x20’ or 240 sq ft required; 173 sq ft proposed; 67 sq ft variance requested
 - No building permit shall hereafter be granted for the conversion of a garage serving a dwelling in a residence district or use as livable floor space

12. Variance
Block 6900; Lot 26
184 E Northfield Avenue
Application No. 2019-64-V
Pedro Gomes R-1 Zone
[Click Here to View Application Documents](#)

The Applicant replaced a portion of an existing fence, without the required permits, violating the following Sections:

- 170-91B(2) Front Yard Fence:
 - 48” required; 96” proposed; 48” variance requested
 - Not less than 50% open required; privacy fence installed

13. Preliminary Final Site Plan & Use Variance (*Continued from May 12, 2020*)
Block 5601; Lot 104
203 Hillside Avenue
Application No. 2016-65-PFSP-UV
JD Fitness Institute, LLC & Properties 143 LLC R-3 Zone
[Application Documents](#)
[Revised Site Plan](#)
[Revised Architectural Plans](#)
[Exhibit A-9](#)

The Applicant proposes the following:

- Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness;
- Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot;
- Install new LED site lights for parking lot illumination;
- Install new landscaping

Submitted Exhibits:

- [Click Here to View Exhibit \(A-1\)](#)
- [Click Here to View Exhibit \(A-2\)](#)
- [Click Here to View Exhibit \(A-3\)](#)
- [Click Here to View Exhibit \(A-4\)](#)
- [Click Here to View Exhibit \(A-5\)](#)
- [Click Here to View Exhibit \(A-6\)](#)
- [Click Here to View Exhibit \(A-7\)](#)
- [Click Here to View Exhibit \(A-8\)](#)

14. Adjournment

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