

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

August 23, 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 – July 26, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 50 East Mount Pleasant Avenue; Application No. 2022-18-PFSPV; 50 East Mount Pleasant Avenue Associates, LLC
 - 449 West Mount Pleasant Avenue; Application No. 2022-33-AA; Scorch Cigar Lounge
 - 34 Fellswood Drive; Application No. 2022-34-V; Tatsiana Dvorkina & Uladzimir Naksimovic
 - 23 Brookside Avenue; Application No. 2022-27-V; Lior & Levitte Shliechkorn
 - 7 Boulderwood Drive; Application No. 2022-36-V; Preetam Bajaj
7. New Business –
 - 1) Variance (*Adjourned*)
Block 2905; Lot 14
151 Sycamore Avenue
Application No. 2021-49-V
MSB Builders, LLC R-3 Zone
[Application Documents](#)
[Updated Denial, Survey, Plans](#)

Applicant seeks approval for a 2 ½ story single family home with a proposed in-ground pool, patio, pergola, and sports court in violation of the following Sections:

- 170-87BB3 Habitable Floor Ratio – 3520 sq ft allowed; 4864 sq ft proposed; 1344 sq ft variance requested.

- 170-91(16) Retaining Wall – Refer to Denial Letter dated May 16, 2022

2) Variance

Block 1604; Lot 2
6 Redwood Road
Application No. 2022-32-V
Xiangyu Wen
[Application Documents](#)

R-4 Zone

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

- 170-99C3 Right Side Yard Setback – 10’ required; 6.6’ proposed (existing); 3.4’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 24% proposed; 6% variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 8’ proposed (existing); 27’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 38.9% proposed; 8.9% variance requested.

3) Use Variance (*Adjourned from July 26, 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](#)

4) 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/83745906873?pwd=bnJFbUpsTXc4dkVDZmFUVVvk5SzZ2QT09>

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;

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Webinar ID: 837 4590 6873

Passcode: 687235

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>