

Planning Department
Township of Livingston

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ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

September 12, 2023 – 7:00 PM

This agenda is for information only and may change prior to the actual meeting.

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – August 22, 2023
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 293 N. Livingston Avenue; Application No. 2022-63-PFSP; PSE&G
 - 50 E. Mt. Pleasant Avenue; Application No. 2022-18-PFSPV (Amendment);
 - 14 Baker Road; Application No. 2023-23-V; Nicole Staci Tedesco
 - 5 Manor Road; Application No. 2023-28-V; Chris Welber
 - 76 West McClellan Avenue; Application No. 2023-38-V; Leke Gjoni
 - 14 Melrose Drive; Application No. 2023-29-V; Sainath Tadikonda & Amruthu Kommu
 - 9 Montgomery Road; Application No. 2023-27-V; Shalini Verma
 - 146 West Hobart Gap Road; Application No. 2023-26-V; Tatyana & Alexey Braginskiy
- 7) New Business

Regular Meeting Agenda

- Call to Order
- Statement of Compliance with Open Public Meetings Act
- Roll Call

1) Variance (*Adjourned to October 24, 2024*)

Block 3901; Lot 106.15
25 Marisa Court
Application No. 2023-10-V
David Wilner

R-5E Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 33.6’ proposed; 3.4’ variance requested.

2) Variance

Block 4301; Lot 24
68 Irving Avenue
Application No. 2023-19-V
Fabiano DeOliveria
[Application Documents](#)

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 26.42’ proposed (existing); 13.6’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 6.42’ proposed; 3.6’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 6.01’ proposed (existing); 3.99’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24.5% proposed; 5.5% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 45.4% proposed; 15.4% variance requested.

3) Variance

Block 1704; Lot 19
89 East McClellan Avenue
Application No. 2023-25-V
Gary & Darice Tufaro
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a two car garage in violation of the following Section:

- 170-87E(1)(a) Accessory Building (Height) – 13’ allowed; 20’ proposed; 7’ variance requested

4) Variance

Block 4500; Lot 16
37 Manor Road
Application No. 2023-31-V
NNG Real Property I LLC
[Application Documents](#)

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 36.6’ proposed; 3.4’ variance requested.
- 17099C4 Rear Yard Setback – 35’ required; 15.9’ proposed; 19.1’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 34.9% proposed; 4.9% variance requested.

5) Variance
Block 1605; Lot 28
122 Fellswood Drive
Application No. 2023-32-V
122 Fellswood Drive LLC
[Application Documents](#)

R-4 Zone

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

- 170-87CC4 Habitable Floor Ratio – 30% allowed; 33.6% proposed; 3.6% variance requested.

6) Variance
Block 700; Lot 52
5 Blackstone Drive
Application No. 2023-34-V
Tony Melakathu Issac
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a one and second story addition and deck in violation of the following Sections:

- 170-97C2 Front Yard Setback – 60’ required; 35.8’ proposed (existing); 24.2’ variance requested.
- 170-97C3 Left Side Yard Setback – 15’ required; 13.1’ proposed (existing); 1.9’ variance requested.

7) Variance
Block 4700; Lot 30
6 Hazelwood Avenue
Application No. 2023-30-V
Abhishek Gangwal
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a new attached garage, deck, and right side & rear addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 26.1’ proposed (existing); 13.9’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 6.67’ proposed; 3.33’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 5.75’ proposed; 4.25’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24.7% proposed; 5.3% variance requested.
- Habitable Floor Ratio – 30% allowed; 43% proposed; 13% variance requested.