

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

September 22, 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 – August 25, 2020
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - a) 53 Berkeley Place; Application No. 2020-24-V; Giovanni Rodriguez
 - b) 43 Montgomery Road; Application No. 2020-22-V; Maria Leykin
 - c) 118 Sycamore Avenue; Application No. 2020-25-V; Kim & Steven Lorenzet
 - d) 268 E Cedar Street; Application No. 2020-27-V; Lynda Yonitch
 - e) 12 N Ridge Road; Application No. 2020-28-V; Sherien Thampi & Mekhala Wadikar
 - f) 3 Arbor Court; Application No. 2020-29-V; Aleksey Kalyan
 - g) 3 Scarsdale Drive; Application No. 2020-30-V; Seth Scharf
 - h) 6 Graymoor Road; Application No. 2020-32-V; Matthew & Beth Harman
7. New Business

8. Variance (*Continued from May 12, 2020*)

Block 1000; Lot 20

86 W McClellan Avenue

Application No. 2020-3-V

86 W McClellan Ave, LLC

R-2 Zone

[Application Documents](#)

[Exhibits](#)

[Updated Plans & Cover Letter](#)

Applicant undertook the expansion and renovation of an existing single-family home on the subject property which exceeded the maximum habitable floor area ratio (“HFAR”) permitted in the Zone district by approximately 3.2%. The maximum permitted HFAR is 18%, whereas the new proposed HFAR is approximately 19.3% (previously 21.2%).

9. Variance (*Continued from July 28, 2020*)

Block 6900; Lot 26

184 E Northfield Avenue

Application No. 2019-64-V

Pedro Gomes

R-1 Zone

[Application Documents](#)

[Updated Survey](#)

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

10. Preliminary Final Site Plan and Use Variance (*Continued from November 26, 2019*)

Block 3200; Lot 15

222 South Livingston Avenue

Application No. 2018-86-PFSP-UV

Poto Developers LLC

B-1 Zone

[Application Documents](#)

[Township Traffic Review](#)

[Township Planning Review](#)

[Township Engineering Review](#)

[Township LEC Review](#)

[Parking Agreement](#)

[Architectural Plans](#)

[Site Plan](#)

[Exhibits](#)

[Transcript 9/24/2019](#)

[Transcript 11/26/2019](#)

Applicant proposes the following:

- Expansion to the front & northerly side of an existing 2-½ story commercial building with renovations to the exterior façade;
- Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels.
- Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

11. 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/82752194933?pwd=YklGMjJwR2x4YnhXTFpRNkdMLzVvdz09>

Join by Phone

Dial US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128
or +1 253 215 8782

Webinar ID: 827 5219 4933

Password: 677188

International numbers available: <https://us02web.zoom.us/j/82752194933?pwd=YklGMjJwR2x4YnhXTFpRNkdMLzVvdz09>

View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)