

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

October 25, 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 – September 29, 2022
5. Communications
6. Old Business –
 - (a) Consideration of Memorializing Resolutions:
 - 27 Rumson Road; Application No. 2022-45-V; Ka Wing Pak
 - 22 Mount Pleasant Parkway; Application No. 2022-41-V; Nikhil Kulkarni
 - 13 Wychwood Road; Application No. 2022-43V; Adam & Sarah Weinstein
 - (b) Discussion of Conditions of Approval:
 - 127 East Mount Pleasant Avenue; Application No. 2022-46-PFSP-UV; Livingzen, LLC
7. New Business – (a) Discussion – Model Conditions

1) Variance

Block 3505; Lot 6
27 Springbrook Road
Application No. 2022-48-V

Rose Registre

[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 38.45’ proposed (existing); 11.55’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 30.7% proposed; 9.7% variance requested.

2) Variance

Block 2907; Lot 23
6 Kathay Drive
Application No. 2022-49-V
Gennady & Maggie Borukhovich
[Application Documents](#)

R-3 Zone

Applicant seeks approval for second story addition, front porch, and rear deck in violation of the following Section:

- 170-98C2 Front Yard Setback – 50’ required; 40.4’ proposed; 9.6’ variance requested.

3) Variance

Block 7300; Lot 49
55 Cornell Drive
Application No. 2022-47-V
Evan & Sarah Schonfeld
[Application Documents](#)

R-1 Zone

Applicant seeks approval for second floor addition (existing attic to be partially finished) in violation of the following Sections:

- 170-87CC1 Habitable Floor Ratio – 15% allowed; 16.4% proposed; 1.4% variance requested.

4) Variance

Block 4902; Lot 12
20 Byron Place
Application No. 2022-51-V
Andrew & Robin Pack
[Application Documents](#)

R-4 Zone

Applicant seeks approval to add a 630 sq ft garage to the side of the home and add portico in the front of home in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 3’ proposed; 7’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 6.9’ proposed (existing); 3.3’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 13% proposed; 17% variance requested.

5) 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/84276977468?pwd=SGFnaWQyS3IyMklpYmFDaGRQS01Rdz09>

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/84276977468?pwd=SGFnaWQyS3IyMklpYmFDaGRQS01Rdz09>

Webinar ID: 842 7697 7468

Passcode: 656642

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

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