

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

February 24, 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 – January 25, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 22 Congressional Parkway; Application No. 2021-68-V; Joseph & Sheila Wendolowski
 - 7 Locust Place; Application No. 2021-69-V; Eyal Alon
 - 13 Spalding Drive; Application No. 2021-71-V; Tommy Setiawan
 - 26 Surrey Lane; Application No. 2021-72-V; Jonathan Goldenthal
 - 36 Midway Drive; Application No. 2021-76-V; Donald & Rebecca Campbell
 - 66 East Mount Pleasant Avenue; Application No. 2008-61-PFSPV (Amendment);
Dr. Ajay Malhotra
7. New Business

- 1) Preliminary & Final Site Plan (Amendment)
Block 5701; Lot 9
305-307 W. Northfield Road
Application No. 2018-16-PFSP-UV (Amendment)
Crystal Plaza
[Application Documents](#)

R-3 Zone

Applicant seeks amended site plan approval to install a 200KW emergency generator on site.

2) Variance (*Continued from December 14, 2021*)

Block 5301; Lot 3
324 Hillside Avenue
Application No. 2021-61-V
Jay Van de Beek
[Application Documents](#)
[Updated Documents](#)

R-3 Zone

Applicant seeks approval for a garage addition, 2-story rear addition, and a 1-story rear addition in violation of the following Sections:

- 170-98C3 Aggregate Side Yard Setback – 30% required; 28.3% proposed; 1.7% variance requested.
 - 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 4182 sq ft proposed; 662 sq ft variance requested.
 - 170-87CC3 Habitable Floor Ratio – 21% allowed; 24.5% proposed; 3.5% variance requested.
- Applicant received prior approval (2008-15-V) for HFA, HFR and Front Yard Setback.

3) Variance

Block 900; Lot 70
146 Adams Court
Application No. 2019-29-V (Amendment)
Xiuqing Liu & Tingyan Zeng
[Application Documents](#); [Prior Resolution](#)

R-4 Zone

Applicant seeks approval for the construction of a new home in violation of the following Section:

- 170-99C4 Rear Yard Setback – 35’ required; 34.3’ proposed; 0.6’ variance requested.

4) Variance

Block 3403; Lot 14
11 Consul Road
Application No. 2021-79-V
David & Bonnie Sussman
[Application Documents](#)

R-3 Zone

Applicant seeks approval for a first floor addition at the rear of home in violation of the following Sections:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 22.1% proposed; 1.1% variance requested.

5) Variance

Block 1603; Lot 25
64 Elmwood Drive
Application No. 2021-77-V
Leo Jantusch
[Application Documents](#)

R-4 Zone

Applicant seeks approval to construct a new home in violation of the following Sections:

- 170-99C3 Left Side Yard Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 22.6% proposed; 7.4% variance requested.

6) Variance
Block 6702; Lot 5
12 Nottingham Road
Application No. 2022-1-V
Michael & Lauren Schor
[Application Documents](#)

R-1 Zone

Applicant seeks approval to approval for a new pool cabana in violation of the following Section:

- 170-87E(1)(f)[1] Rear Yard Percentage Area – 8% allowed; 10%’ proposed; 2% variance requested.

7) Variance
Block 1405; Lot 3
27 Preston Drive
Application No. 2021-78-V
Michelle Plotsker & Yosef Cohen
[Application Documents](#)

R-4 Zone

Applicant seeks approval for first and second floor additions in violation of the following Sections:

- 170-99C3 Left Side Yard Setback – 10’ required; 2’ proposed; 7’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 24.4% proposed; 5.6% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 47.7% proposed; 17.7% variance requested.

8) 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/84991558184?pwd=Z3llQlZNbUc2RHIDdFM5TFhjTmFsQT09>

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/84991558184?pwd=Z3llQlZNbUc2RHIDdFM5TFhjTmFsQT09>

Webinar ID: 849 9155 8184

Password: 291805

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>