

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

**April 30, 2019**

**Conference & Regular Meetings – 7:00 p.m.**

*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 – March 26, 2019
5. Communications
6. Old Business – Discussion & Memorializing Resolution:  
Application No.: 2018-78-NC; True Auto Sales
7. New Business
8. Adjournment

## Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- 1) Purnima Chakraborty – 41 Brookside Avenue - Application No. 2018-56-V
- 2) Danny & Sarah Birnbaum – 23 Amherst Place - Application No. 2019-8-V
- 3) Craig & Susette Lerman – 5 Langtree Drive - Application No. 2019-9-V
- 4) Susan & Michael Berliner – 21 Morningside Drive - Application No. 2019-14-V

1. Variance (*Adjourned to May 28, 2019*)

Block 6001; Lot 56

17 Tower Road

Application No. 2019-1-V

Weikuang & Chenchi Lien

R-2 Zone

Applicant proposes to construct a new single family home in violation of the following sections:

- 170-97C2 Front Yard Setback – 60’ required; 47.11’ proposed; 12.89’ variance requested.
- 170-87L(1)(b) Corner Front Yard Setback – 50’ required; 35.5’ proposed; 14.5’ variance requested.
- 170-97C4 Rear Yard Setback (Deck) – 50’ required; 26’ proposed; 24’ variance requested.
- 170-97C4 Rear Yard Setback (House) – 50’ required; 28.1’ proposed; 21.9’ variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% required; 26.9% proposed; 8.9% variance requested.

2. Variance (*Continued from January 22, 2019*)

Block 4305; Lot 2

87 Irving Avenue

Application No. 2018-65-V

Yong Jiang & Xiaoai Sun

R-4 Zone

Applicant proposes an addition in violation of the following sections:

- 170-99C3 Aggregate Side Yard Setback – 30% required; 27.98% proposed; 2.02% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 34.28% proposed; 4.28% variance requested.

3. Variance  
Block 4505; Lot 52  
170 West Northfield Road  
Application No. 2019-16-V  
Tamarand Properties, LLC R-4 Zone

Applicant proposes a second floor addition and entry portico addition in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 34.36’ proposed; 5.64’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 6.13’ proposed; 3.87’ variance requested.

4. Variance  
Block 2200; Lot 37  
4 Westminster Drive  
Application No. 2019-17-V  
George Tabatadze R-2 Zone

Applicant seeks approval to keep retaining wall built without required permits and in violation of the following section:

- 170-72C(5)(c) Wall Setback – Retaining walls shall be set back at a minimum of 5 feet from any property line; new existing wall is 8 inches off the property line; 4 feet and 4 inches variance requested.

5. Variance  
Block 2503; Lot 19  
20 West Lawn Road  
Application No. 2019-18-V  
Seth Saltzman & Debra Simet R-3 Zone

Applicant proposes an addition at rear of the house in violation of the following sections:

- 170-98C3 Side Yard Setback – 10’ required; 6.3’ proposed; 2.7’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 25.80% proposed; 4.2% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 28.82% proposed; 7.82% variance requested.

6. Variance  
Block 1603; Lot 37  
88 Elmwood Drive  
Application No. 2019-21-V  
Felipe & Isaura Pintinha

R-4 Zone

Applicant proposes an addition violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 37.5’ proposed; 2.5’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 6.8’ proposed; 3.2’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft required; 3821 sq ft proposed; 601 sq ft variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 32.19% proposed; 2.19% variance requested.

7. Variance  
Block 4500; Lot 51  
5 Woodcrest Drive  
Application No. 2019-15-V  
Ming Chen & Yanhua Jiang

R-4 Zone

Applicant proposes an addition and expansion of a one car garage into a two car garage in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 35’ proposed; 5’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.8’ proposed; 2.2’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft required; 3275 sq ft proposed; 55 sq ft variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 30.63% proposed; 0.63% variance requested.
- 170-3 Garage Size – 12’x20’ required; 10’x6” (steps) and 11’x6” x 40’ proposed.

8. Variance  
Block 3203; Lot 14  
14 Dougal Avenue  
Application No. 2019-11-V  
Su Ma

R-3 Zone

Applicant proposes to add a two story rear addition in violation of the following sections:

- 170-99C2 Front Yard Setback – 50’ required; 22’ proposed; 28’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 4’ proposed; 6’ variance requested.
- 170-87FF3 Habitable Floor Area – 3520 sq ft required; 3811 sq ft proposed; 291 sq ft variance requested.
- 170-99CC3 Habitable Floor Ratio – 21% required; 38.11% proposed; 17.11% variance requested.
- 170-89A1 Non-Conforming Buildings – The total alterations made in any such building shall not exceed 50% of the value of existing structure.
- 170-87E1B Accessory Structures (Garage) – 10’ required; 2.4’ proposed; 7.6’ variance requested.

Adjournment