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

May 7, 2020

Conference & Special Meetings – 6:00 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 – February 25, 2020
5. Communications
6. Old Business
7. New Business
8. Adjournment

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

1. Variance (*Continued from February 25, 2020*)

Block 2503; Lot 16

14 West Lawn Road

Application No. 2019-66-V

14 West Lawn Road LLC

R-3 Zone

[Click Here to View Submission Documents](#)

Applicant proposes an addition in violation of the following Sections:

- 170-98C3 Right Side Yard Setback – 10’ required; 7.7’ proposed; 2.3’ variance requested
- 170-98C3 Left Side Yard Setback – 10’ required; 5.8’ proposed; 4.2’ variance requested
- 170-98C3 Aggregate Side Yard Setback – 30% required; 27% proposed; 3% variance requested
- 170-87CC3 Habitable Floor Ratio – 21% required; 32.6% proposed; 11.6% variance requested

2. Variance

Block 502; Lot 4

2 Splitrock Road

Application No. 2020-8-V

Roland & Patrycja Lee

R-2 Zone

[Click Here to View Submission Documents](#)

Applicant is requesting approval for an addition in violation of the following Section:

- 170-87L(1)(b) Corner Lot Setback – 50’ required; 37.75’ proposed; 12.25’ variance requested.

3. Variance

Block 4706; Lot 10

20 Village Road

Application No. 2020-7-V

Phillip & Rosanna Forgione

R-4 Zone

[Click Here to View Submission Documents](#)

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 30.11’ proposed; 5.24’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 28.6% proposed; 1.4% variance requested.

4. Variance
Block 3900; Lot 85
40 Intervale Road
Application No. 2020-9-V
Pradeep Kumar & Nidhi Gupta R-3 Zone
[Click Here to View Submission Documents](#)

Applicant is requesting approval to build a new home in violation of the following Section:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3890 sq ft proposed; 415 sq ft variance requested.

5. Variance
Block 1601; Lot 7
22 Briar Cliff Road
Application No. 2020-13-V
Jamie Hammer R-4 Zone
[Click Here to View Submission Documents](#)

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 5.34’ proposed; 4.66’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24% proposed; 6% variance requested.

6. Variance
Block 1512; Lot 17
26 Glendale Avenue
Application No. 2020-11-V
Yao Chen & Cathleen Zhang R-4 Zone
[Click Here to View Submission Documents](#)

Applicant is requesting approval for a two story addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 26’ proposed; 14’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.5’ proposed; 2.5’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft required; 3890 sq ft proposed; 670 sq ft variance requested.

7. Variance
Block 5103; Lot 85
7 Downing Place
Application No. 2020-12-V
CW Development, LLC R-3 Zone
[Click Here to View Submission Documents](#)

Applicant is requesting approval for an addition in violation of the following Sections:

- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3908 sq ft proposed; 388 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 23.8% proposed; 2.8% variance requested.

8. Variance
Block 1509; Lot 20
9 Fernwood Road
Application No. 2020-14-V
Nuno Cunha R-4 Zone
[Click Here to View Submission Documents](#)

Applicant is requesting approval for a first and second floor addition in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10' required; 9.85' proposed; 0.15' variance requested.
- 170-99C3 Left Side Yard Setback – 10' required; 4.69' proposed; 5.31' variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 23% proposed; 7% variance requested.

9. Variance
Block 1706; Lot 30
9 Redwood Road
Application No. 2020-15-V
Agib Gerges/Tag Investment Group R-4 Zone
[Click Here to View Submission Documents](#)

Applicant proposes the following:

- 170-99C2 Front Yard Setback – 40' required; 35.58' proposed; 4.42' variance requested.
- 170-99C3 Side Yard Setback – 10' required; 6.54' proposed; 3.46' variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 28.3% proposed; 1.7' variance requested.
- 170-99C4 Rear Yard Setback – 35' required; 16.51' proposed; 18.49' variance requested.

10. Adjournment

Please click this URL to join.

<https://zoom.us/j/91951299978?pwd=ci9LSU1rS3owS1orNUowcWZ5amswZz09>

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**ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting**

February 25, 2020

Conference Meeting Agenda:

At 7:05 PM, Chairman Hochberg announced that proper notice had been given and Secretary Fass called the Roll:

Present: Tony Nardone, Vice Chair
Pearl Hwang
Jared Resnick
Kalpesh Kenia
Ed Bier
Lauren Tabak-Fass
Laurie Kahn
Mr. Sekas, Board Attorney
Jackie Hollis, Planning Administrator

Absent: James Hochberg, Chairman
Vineeta Khanna

Minutes: The minutes of January 28, 2020, 2019 were accepted as presented.

Oath of Office to Re-Appointees: Appointed Member Jared Resnick to serve until December 31, 2023.

Regular Meeting Agenda

At 7:14 PM., it was announced that proper notice had been given and the Roll was called: The Regular Meeting continued with the same attendees.

The following Resolutions were memorialized:

Our House, Inc. – 271 W Northfield Road – Application No. 2019-64-PFSP-UV

Variance (Adjourned to April 28, 2019)

Block 2602; Lot 29

35 Sycamore Avenue

Application No. 2019-53-V

TRI Owners Realty LLC

Chairman Hochberg announced that the application for TRI Owners Realty LLC was being adjourned to April 28, 2020; no new notices required.

Variance
Block 3401; Lot 1
31 Shadowlawn Drive
Application No. 2019-67-V
Bonnie & Steve Isaacson

Applicant is requesting approval for a fence in violation of the following Sections:
170-91B(2)(b) and 170-91B(3)(c) Front/Corner Yard Fence Setback - 4' permitted; 6' proposed; 2' variance requested; 50% open fence required; privacy fence requested
Plantings in front of fence required; no plantings requested

Bonnie & Steve Isaacson (Applicants) appeared and were sworn in to offer testimony. The Board found the height of the fence necessary to provide screening and protection from the flooding. A motion was made by Member Resnick and second by Member Tabak-Fass. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Member(s) of the Public:
Jinf Hua – 54 Springbrook Drive

Variance
Block 5702; Lot 15
5 Colonial Way
Application No. 2019-58-V
Shankar & Pallavi Sawant

Applicant proposes an addition in violation of the following Section:
170-87CC2 Habitable Floor Ratio – 21% required; 25.64% proposed; 4.64% variance requested

The applicant was represented by Michael J. Piromalli, Esq. Shankar Sawant (Applicant), Ayma Sedra (Architect) and Stephen Lyon (Planner) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (narrow and undersized lot) upon motion made by Member Tabak-Fass and second by Member Kenia. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance
Block 1000; Lot 20
86 W McClellan Avenue
Application No. 2020-3-V
86 W McClellan Ave, LLC

Applicant proposes to construct a new home in violation of the following Section:
170-87CC2 Habitable Floor Ratio – 18% required; 21.2% proposed; 3.2% variance requested

The application was adjourned to April 28, 2020.

Variance
Block 2100; Lot 68.20
55 Lafayette Drive
Application No. 2020-5-V
Sunset Ridge Developers, LLC

Applicant proposes to construct a retaining wall in violation of the following Section:
170-91B(2)(C) Front Yard Wall Height – 18” required; 24” proposed; 6” variance requested

The applicant was represented by Matthew Posada, Esq. Paul W. Anderson, P.E. appeared and was sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (topography and position as a corner lot) upon motion made by Member Bier and second by Member Kahn. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance
Block 4402; Lot 14
24 Berkeley Place
Application No. 2020-1-V
Lixian Zhu

Applicant proposes an addition, garage, and deck in violation of the following Sections:
170-99C2 Front Yard Setback – 40’ required; 31’ proposed; 9’ variance requested
170-99C3 Right Side Yard Setback – 10’ required; 8.17’ proposed; 1.83’ variance requested
170-99C4 Rear Yard Setback – 35’ required; 26.33’ proposed; 8.67’ variance requested
170-99C3 Aggregate Side Yard Setback – 30% required; 27% proposed; 3% variance requested

Lixian Zhu (Applicant) appeared and was sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The hardship was reconfirmed (undersized and shallow lot) upon motion made by Member Resnick and second by Member Bier. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Variance
Block 2503; Lot 16
14 West Lawn Road
Application No. 2019-66-V
14 West Lawn Road LLC

Applicant proposes an addition in violation of the following Sections:
170-98C3 Right Side Yard Setback – 10’ required; 7.7’ proposed; 2.3’ variance requested
170-98C3 Left Side Yard Setback – 10’ required; 5.8’ proposed; 4.2’ variance requested
170-98C3 Aggregate Side Yard Setback – 30% required; 27% proposed; 3% variance requested
170-87CC3 Habitable Floor Ratio – 21% required; 32.6% proposed; 11.6% variance requested

The application was adjourned to April 28, 2020.

Variance
Block 6400; Lot 14
24 Coventry Road
Application No. 2020-4-V
Aaron Weinberger

Applicant proposes to construct a new home in violation of the following Sections:
170-87BB1 Habitable Floor Area – 6200 sq ft required; 6350 sq ft proposed; 150 sq ft variance requested
170-87CC1 Habitable Floor Ratio – 15% required; 17.8% proposed; 2.8% variance requested

Aaron Weinberger (Applicant) and Michael Moritz (Architect) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. The Board found that there would be no detriment to the public good nor will there be any impairment of the intent and purpose of the Zone Plan and Zoning Ordinance, and the benefits resulting from the grant of the variance will outweigh any detriment. A motion was made by Member Kahn and second by Member Tabak-Fass. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

With no further business, the meeting adjourned at 8:51 PM.

Respectfully submitted,

Catherine Maddrey, Planning Assistant