

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

**January 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. Re-Organization Matters
  - a) Oaths of Office to Re-Appointed Members
  - b) Election of Chairman to serve until January 24, 2023
  - c) Election of Vice Chairman to serve until January 24, 2023
  - d) Election of Recording Secretary to serve until January 24, 2023
  - e) Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board for a term expiring on January 24, 2023
  - f) Adoption of 2022 Zoning Board Meeting Schedule
5. Approval of Minutes – December 14, 2021
6. Communications
7. Old Business –
  - (a) Consideration of Memorializing Resolutions:
    - 8 Rainbow Ridge Drive; Application No. 2021-59-V; Susan & Steven Scheichet
    - 42 Baker Road; Application No. 2021-67-V; Richard D. Pecht
    - 5 Scotland Drive; Application No. 2021-66-V; 5 Scotland Drive, LLC
    - 10 Millbrook Court; Application No. 2021-63-V; James Hu
    - 9 Grasmere Court; Application No. 2021-65-V; ASA Group LLC
  - (b) Consideration of **Amended** Memorializing Resolution:
    - 2 Hadrian Drive; Application No. 2021-20-V; Bruce & Marla Nagel

## 8. New Business

### 1) Variance (Adjourned to March 22, 2022)

Block 2400; Lot 22  
225 East Cedar Street  
Application No. 2021-50-V  
Daniel Fremed  
[Application Documents](#)

R-3 Zone

Applicant seeks approval for a fence in violation of the following Section:

- 170-91A (3)(a) Side Yard Fence – 60” allowed; 72” proposed; 12” variance requested.
- 170-91A (2)(b) Front Yard Fence –
  - 48” allowed; 72” proposed; 24” variance requested.
  - Plantings required; Retain current plantings with no additional plantings proposed
  - 50% open required; board on board proposed

### 2) Variance

Block 900; Lot 73  
22 Congressional Parkway  
Application No. 2021-68-V  
Joseph & Sheila Wendolowski  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a second floor addition and keep existing garage in violation of the following Sections:

- 170-87L(2)(d) Corner Lot Setback – 20’ required; 11.3’ proposed; 8.7’ variance requested.
- 170-87E(1)(d)[4] Accessory Building – 5’ from property line required; 1.4’ proposed/existing; 3.6’ variance requested.

### 3) Variance

Block 1000; Lot 7  
7 Locust Place  
Application No. 2021-69-V  
Eyal Alon  
[Application Documents](#)

R-2 Zone

Applicant seeks approval to approval for a one-story addition and a porch in the rear yard in violation of the following Section:

- 170-97-C4 Rear Yard Setback – 50’ required; 39.1’ proposed; 10.9’ variance requested.

4) Variance  
Block 4205; Lot 3  
13 Spalding Drive  
Application No. 2021-71-V  
Tommy Setiawan  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for an addition, porch, and deck in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 35.47’ proposed; 4.53’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 5.22’ proposed; 4.78’ variance requested.
- 170-87L(1)(d) Corner Lot Setback – 35’ required; 25.95’ proposed; 9.05’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 34.2% proposed; 4.2% variance requested.

5) Variance  
Block 700; Lot 24  
26 Surrey Lane  
Application No. 2021-72-V  
Jonathan Goldenthal  
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a first and second floor addition in violation of the following Section:

- 170-87CC2 Habitable Floor Ratio – 18% allowed; 19.4% proposed; 1.4% variance requested.

6) Variance  
Block 4800; Lot 29  
54 Collinwood Avenue  
Application No. 2021-75-V  
Danial Dubinett  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a side & rear addition and front & rear covered porches in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 6’ proposed; 4’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 6.6’ proposed; 3.4’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 21.5% proposed; 8.5% variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 3544 sq ft proposed; 324 sq ft variance requested.

- 7) Variance  
Block 4703; Lot 26  
36 Midway Drive  
Application No. 2021-76-V  
Donald & Rebecca Campbell  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a two story addition at left side and rear of home in violation of the following Sections:

- 170-99C4 Rear Yard Setback – 35’ required; 24.75’ proposed; 10.25’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 38.28% proposed; 8.28% variance requested.

- 8) Application to Amend Condition of Prior Approval  
Block 3701; Lot 4  
66 East Mount Pleasant Avenue  
Application No. 2008-61-PFSPV (Amendment)  
Dr. Ajay Malhotra  
[Application Documents](#)  
[Exhibit \(Survey\)](#)

R-3 Zone

The Applicant seeks the Board’s approval to modify the Resolution memorialized on January 27, 2008 to excise Condition 4.

- 9) 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/86706560753?pwd=UklOcmwrNEcl aVpqRkE5L1JFcklrZz09>

### 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/86706560753>

**Webinar ID:** 867 0656 0753

**Password:** 791359

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>

