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

February 26, 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 – December 11, 2018 & January 22, 2019
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

Approval of Memorializing Resolutions:

- 1) Tracy Wang – 38 Sycamore Avenue – Application No. 2018-85-V
- 2) 19 Preston Drive LLC – 19 Preston Drive – Application No. 2018-83-V
- 3) Precision Escalator Products, Inc. – 12 Peach Tree Hill Road – App. No. 2018-49-PFSP-UV
- 4) Steve Maletos – 38 Washington Court – Application No. 2018-89-V

1. Variance (*Adjourned*)
Block 3202; Lot 36
41 Brookside Avenue
Application No. 2018-56-V
Purnima Chakraborty

R-4 Zone

Applicant proposes an addition on the first and second floor in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 30’ proposed; 10’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 5.6’ proposed; 4.4’ variance requested.
- 170-87CC44 Habitable Floor Ratio – 30% required; 33.83% proposed; 3.83% variance requested.
- 170-87BB4 – Habitable Floor Area – 3220 sq ft required; 3383 sq ft proposed; 163 sq ft variance requested.

2. Variance (*Adjourned*)
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; 27.7% proposed; 2.3% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 34.28% proposed; 4.28% variance requested.

3. Variance (*Continued from December 11, 2018*)

Block 2503; Lot 20
24 West Lawn Road
Application No. 2018-82-V
Danial Dubinett

R-3 Zone

Applicant proposes an addition in violation of the following sections:

- 170-98C2 Front Yard Setback – 50’ required; 38.65’ proposed; 11.35’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 25.7% proposed; 4.7% variance requested.

4. Variance

Block 1306; Lot 11
89 North Ashby Road
Application No. 2019-3-V
Rose Bickel

R-4 Zone

Applicant proposes a two story addition replacing exiting one story screened porch in violation of the following section:

- 170-99C4 Rear Yard Setback – 35’ required; 30.25’ proposed; 4.75’ variance requested.

5. Variance

Block 3203; Lot 7
108 East Cedar Street
Application No. 2019-5-V
Marcelino Lopes

R-3 Zone

Applicant proposes an addition in violation of the following section:

- 170-98C4 Aggregate Side Yard Setback – 30% required; 28.48% proposed; 1.52% variance requested.

6. Variance

Block 6702; Lot 3
6 Huntington Road
Application No. 2019-6-V
Sue Goldberg

R-1 Zone

Applicant proposes to construct a screen porch over existing deck in violation of the following section:

- 170-96C4 Rear Yard Setback – 75’ required; 61.8’ proposed; 13.2’ variance requested.

7. Variance
Block 2702; Lot 17
18 Falcon Road
Application No. 2019-7-V
Gabrielle Altstadter

R-4 Zone

Applicant proposes an addition in violation of the following section:

- 170-87CC Habitable Floor Ratio – 30% required; 37.95% proposed; 7.95% variance requested.

8. Variance
Block 4502; Lot 17
29 Park Drive
Application No. 2019-4-V
Xinyu Chen

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 35.7’ proposed; 4.3’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.6’ proposed; 2.4’ variance requested.

9. Variance
Block 7202; Lot 10
14 Devonshire Road
Application No. 2019-2-V
Robert & Lori Gelman

R-1 Zone

Applicant proposes to add a cabana on a corner lot in violation of the following sections:

- 170-87E(1)(c) Accessory Building – Accessory buildings on corner lots shall not be erected nearer to the side street than the front yard requirement of that street.
- 170-87L(1)(a) Corner Front Setback – 60’ required; 44’x1” proposed; 15’x11” variance requested.

10. Variance
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.

Adjournment