

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

March 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 – February 26, 2019
5. Communications
6. Old Business – Amend Resolution for 13 Forest Street; Application No. 2018-71-V
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) Danial Dubinett – 24 West Lawn Road - Application No. 2018-82-V
- 2) Rose Bickel – 89 North Ashby Road - Application No. 2019-3-V
- 3) Marcelino Lopez – 108 East Cedar Street - Application No. 2019-5-V
- 4) Sue Goldberg – 6 Huntington Road - Application No. 2019-6-V
- 5) Gabrielle Altstadter - 18 Falcon Road - Application No. 2019-7-V
- 6) Xinyu Chen - 29 Park Drive - Application No. 2019-4-V
- 7) Robert & Lori Gelman - 14 Devonshire Road - Application No. 2019-2-V

1. Variance (*Continued from November 27, 2018*)

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 floors 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; 31.65% proposed; 1.65% variance requested.

2. Variance

Block 4400; Lot 19
23 Amherst Place
Application No. 2019-8-V
Danny & Sarah Birnbaum

R-4 Zone

Applicant proposes to add a deck violation of the following section:

- 170-99C4 Rear Yard Setback – 35’ required; 28’ proposed; 7’ variance requested.

3. Variance
Block 5601; Lot 45
5 Langtree Drive
Application No. 2019-9-V
Craig & Susette Lerman R-3 Zone

Applicant proposes to add a front corner porch and front façade in violation of the following section:

- 170-87L(1)(C) – 40’ required; 31.3’ proposed; 8.7’ variance requested.

4. Variance
Block 401; Lot 90
21 Morningside Drive
Application No. 2019-14-V
Susan & Michael Berliner R-2 Zone

Applicant proposes to expand current deck in violation of the following section:

- 170-87E(1)(B) Accessory Structures – 10’ required; 4’ proposed; 6’ variance requested.

5. Variance (*Adjourned to May 28, 2019*)
Block 2100; Lot 38
50 Force Hill Road
Application No. 2019-10-V
Baruch Shliechkorn R-1 Zone

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

- 170-96C4 Rear Yard Setback – 75’ required; 44.84’ proposed; 30.16’ variance requested.
- 170-96C1 Building Height Section – 35’ feet; 37.2’ proposed; 2.2’ variance requested.
- 170-87BB1 Habitable Floor Area – 6200 sq ft required; 8431 sq ft. proposed; 2231 sq ft variance requested.
- 170-87CC1 Habitable Floor Ratio – 15% required; 28% proposed; 13% variance requested.

Adjournment