

Township of Livingston  
Planning Department  
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**ZONING BOARD OF ADJUSTMENT  
CONFERENCE & SPECIAL MEETINGS**

**May 12, 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
5. Communications
6. Old Business
7. New Business

## **Special Meeting Agenda:**

1. Variance  
Block 1000; Lot 20  
86 W McClellan Avenue  
Application No. 2020-3-V  
86 W McClellan Ave, LLC R-2 Zone  
[Click Here to View Application Documents](#)  
[Click Here to View Exhibits](#)

Applicant undertook the expansion and renovation of an existing single-family home on the subject property which exceeded the maximum habitable floor area ratio (“HFAR”) permitted in the Zone district by approximately 3.2%. The maximum permitted HFAR is 18%, whereas the proposed HFAR is approximately 21.2%. This equates to an exceedance of approximately 710sqft.

2. Preliminary Final Site Plan & Use Variance  
Block 5601; Lot 104  
203 Hillside Avenue  
Application No. 2016-65-PFSP-UV  
JD Fitness Institute, LLC & Properties 143 LLC R-3 Zone  
[Click Here to View Application Documents](#)  
[Click Here to View Exhibit \(A-1\)](#)  
[Click Here to View Exhibit \(A-2\)](#)  
[Click Here to View Exhibit \(A-3\)](#)  
[Click Here to View Exhibit \(A-4\)](#)  
[Click Here to View Exhibit \(A-5\)](#)  
[Click Here to View Exhibit \(A-6\)](#)

The Applicant proposes the following:

- Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness;
- Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot;
- Install new LED site lights for parking lot illumination;
- Install new landscaping

3. Adjournment

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