

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

**May 28, 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 – April 30, 2019
5. Communications
6. New Business – Oath of Office (Kalpesh Kenia)
7. Old Business
8. Adjournment

## Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- 1) Yan Hua Jiang & Ming Chen – 5 Woodcrest Drive - Application No. 2019-15-V
- 2) Felipe and Isaura Pintinha – 88 Elmwood Drive - Application No. 2019-21-V
- 3) Seth Saltzman and Debra Simet – 20 West Lawn Road - Application No. 2019-18-V
- 4) Su Ma – 14 Dougal Avenue – Application No. 2019-11-V
- 5) Tamarand Properties, LLC – 170 W. Northfield Road – Application No. 2019-16-V
- 6) Yong Jiang & Xiaoi Sun – 87 Irving Avenue – Application No. 2018-65-V

1. Variance (*Adjourned from April 30, 2019*)

Block 2200; Lot 37

4 Westminster Drive

Application No. 2019-17-V

George Tabatadze

R-2 Zone

Applicant seeks approval to keep retaining wall built without required permits and in violation of the following section:

- 170-72C(5)(c) Wall Setback – Retaining walls shall be set back at a minimum of 5 feet from any property line; new existing wall is 8 inches off the property line; 4 feet and 4 inches variance requested.

2. Variance (*Continued from March 26, 2019*)

Block 6001; Lot 56

17 Tower Road (New Address: 4 Beacon Ave)

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; 40.86' proposed; 19.14' variance requested.
- 170-97C4 Rear Yard Setback (Deck) – 50' required; 24' proposed; 26' variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% required; 22.6% proposed; 4.6% variance requested.
- 170-87E(1)(d)[2] Side Yard Setback (Shed) – 10' required; 0.3' proposed; 9.7' variance requested.
- 170-87E(1)(e) Accessory Structures – required in the rear yard; existing shed is in the side yard.
- 170-87L(1)(b) Corner Front Yard (Tower Road) – 50' required; 47.11' proposed; 2.89' variance requested.

3. Variance (*Adjourned from March 26, 2019*)

Block 2100; Lot 38  
50 Force Hill Road  
Application No. 2019-10-V  
Baruch Shliechkorn

R-1 Zone

Applicant seeks approval to construct a new single family home in violation of the following sections:

- 170-96C4 Rear Yard Setback – 75’ required; 44.84’ proposed; 30.16’ variance requested.
- 170-96C1 Building Height – 35’ required; 36.10’ proposed; 1.10’ variance requested.
- 170-87BB1 Habitable Floor Area – 6200 sq ft required; 6652 sq ft proposed; 452 variance requested.

4. Variance

Block 4703; Lot 17  
18 Midway Drive  
Application No. 2019-23-V  
Danyal Hussain & Khusbu Kazi

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 31.9’ proposed; 8.1’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 4.5’ proposed; 5.5’ variance requested.
- 170-87E(d) Accessory Structure – 5’ required; 3’ proposed; 2’ variance requested.

5. Variance

Block 2006; Lot 12  
44 Fellswood Drive  
Application No. 2019-26-V  
Shiming Yang

R-4 Zone

Applicant proposes to add first and second floor additions in violation of the following sections:

- 170-99C2 Front Yard Setback – 40’ required; 34.48’ proposed; 5.52’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 4.76’ proposed; 5.24’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 24.34% proposed; 5.66% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% required; 32.17% proposed; 2.17% variance requested.

6. Variance (*Adjourned*)  
Block 100; Lot 3  
630 Route 10  
Application No. 2019-24-PFSP-UV  
Millstein Acquisitions, LLC

C-I Zone

Applicant proposes the following:

- Renovation/additions above of existing warehouses with increases in overall building height.
- Upgrades & installation of new loading docks and associated concrete pads;
- Installation of new retaining wall and reconfiguration of some parking lots to provide associated asphalt parking areas and sidewalks, driveways and circulations areas;
- Installation of new underground stormwater management detention basin and water quality system, with associated stormwater collection systems.

7. Variance  
Block 2905; Lot 4  
190 East Cedar Street  
Application No. 2019-28-V  
Peter Kowalchuk

R-3 Zone

Applicant proposes to construct a single family home in violation of the following section:

- 170-98C7 & 170-87CC Habitable Floor Ratio – 21% required; 34.4% proposed; 13.4% variance requested.

Adjournment