

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

July 27, 2021 – 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. Approval of Minutes – June 22, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 1) 519 South Livingston Avenue Application No. 2021-22-AA; Supreme K9 Training LLC
 - 2) 12 Dougal Avenue; Application No. 2020-43-V; Kemal Reyhan
 - 3) 6 Arlington Drive; Application No. 2021-13-V; Yanzhon Niu
7. New Business

- 1) Extension of Resolution (*Adjourned from June 22, 2021*)
Block 5701; Lot 9
305-307 West Northfield Road
Application No. 2021-30-EXT
Crystal Plaza Group, Inc.
[Application Documents](#)

R-3 Zone

The Applicant seeks approval for an Extension of Resolution (Application No. 2018-16-PFSP-UV; Decided July 24, 2018; Memorialized August 28, 2018).

- 2) Variance
Block 7402; Lot 4
7 Brayton Road
Application No. 2021-27-V
7 Brayton Road, LLC R-1 Zone
[Updated Denial, Survey, Plans](#)
[Initial Submission Documents](#)

Applicant first appeared before the Board on May 25, 2021 where the application was denied. Formal Resolution vote was not taken. Applicant now seeks the following variances for a pool cabana in violation of the following Sections:

- 170-87BB1 Habitable Floor Area – 6200 sq ft allowed; 7274 sq ft proposed; 1074 sq ft variance requested.
- 170-87CC1 Habitable Floor Ratio – 15% allowed; 19.99% proposed; 4.99% variance requested.

- 3) Variance
Block 3703; Lot 3
2 Fredon Drive
Application No. 2021-36-V
Rajiv & Carrie Parikh R-3 Zone
[Application Documents](#)

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

- 170-87L(c) Corner Lot Setback – 40’ required; 22’ proposed; 18’ variance requested.
- 179-87E(1)(C) Accessory Building – shall not be erected nearer to the side street than the front yard requirement of that street.

- 4) Variance
Block 2402; Lot 19
2 Hadrian Drive
Application No. 2021-20-V
Bruce & Marla Nagel R-1 Zone
[Application Documents](#)

Applicant seeks approval for an addition in violation of the following Section:

- 170-97C2 Front Yard Setback – 60’ required; 46’ proposed; 14’ variance requested.

- 5) Variance
Block 3001; Lot 22
21 Montgomery Road
Application No. 2021-31-V
DAS Properties 1 LLC / Dior Silva R-3 Zone
[Application Documents](#)

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

- 170-98C2 Front Yard Setback – 50’ required; 34.7’ proposed; 15.3’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 29% proposed; 8% variance requested.

- 6) Variance
Block 3901; Lot 106.17
17 Marisa Court
Application No. 2021-34-V
Pratik Patel R-5E Zone
[Application Documents](#)

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

- 170-99C4 Rear Yard Setback – 35’ required; 21.59’ proposed; 13.41’ variance requested.

- 7) Variance
Block 900; Lot 70
146 Adams Court
Application No. 2021-29-V
Tingyan Zeng & Xiuqing Liu R-4 Zone
[Application Documents](#)

Applicant seeks approval to construct a new single family house in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 18’ proposed; 22’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 50.9% proposed; 20.9% variance requested.

- 8) Variance
Block 6001; Lot 71
42 Walnut Street
Application No. 2021-32-V
Timothy J. Politowicz R-2 Zone
[Application Documents](#)

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

- 170-97C3 Right Side Yard Setback – 15’ required; 7.7’ proposed; 7.3’ variance requested.
- 170-87E Accessory Building – 6’ away from any other accessory building or structure required; 1’ existing between structures proposed/existing; 5’ variance requested between structures.

- 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/85150840426?pwd=ZVpqLzQ5QUpTSXVFc0t6d1p5c1VnUT09>

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/85150840426>

Webinar ID: 851 5084 0426

Password: 186058

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)

