

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

August 24, 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 – July 27, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
  - 1) 305-307 West Northfield Road; Application No. 2021-30-EXT; Crystal Plaza Group, Inc.
  - 2) 7 Brayton Road; Application No. 2021-27-V; 7 Brayton Road, LLC
  - 3) 21 Montgomery Road; Application No. 2021-31-V; DAS Properties 1 LLC / Dior Silva
  - 4) 17 Marisa Court; Application No. 2021-34-V; Pratik Patel
  - 5) 146 Adams Court; Application No. 2021-29-V; Tingyan Zeng & Xiuqing Liu
  - 6) 42 Walnut Street; Application No. 2021-32-V; Timothy J. Politowicz
7. New Business
  - 1) Variance  
Block 200; Lot 6  
354 Beaufort Avenue  
Application No. 2018-5-V (Amendment)  
Joseph & Stacy Moore / Todd Weinberger R-2 Zone  
[Application Documents](#)

The Applicant seeks approval to disturb an existing wooded Riparian Zone as prohibited by Ordinance No. 08-2011.

- 2) Variance  
Block 5600; Lot 1  
245 Hillside Drive  
Application No. 2021-39-V  
Shefali & Puneet Goel R-3 Zone  
[Application Documents](#)

Applicant seeks approval for a 2<sup>nd</sup> story Deck in violation of the following Section:

- 170-98C4 Rear Yard Setback – 40’ required; 30’ proposed; 10’ variance requested.

- 3) Variance (*Continued from June 22, 2021*)  
Block 6101; Lot 9  
18 Dickinson Lane  
Application No. 2021-23-V  
Marcelino Lopez R-1 Zone  
[Updated Denial, Survey, Plans](#)  
[Application Documents](#)

The Applicant submitted updated plans seeking approval for an addition in violation of the following Sections:

- 170-96C2 Front Yard Setback – 75’ required; 35’ proposed; 40’ variance requested.
- 170-96C3 Right Side Yard Setback – 15’ required; 7.81’ proposed; 7.19’ variance requested.
- 170-96C3 Left Side Yard Setback – 15’ required; 8.25’ proposed; 6.75’ variance requested.
- 170-87 BB1 Habitable Floor Area – 15% allowed; 21.54% proposed; 6.54% variance requested.

- 4) Variance  
Block 1003; Lot 7  
7 Cliffside Drive  
Application No. 2021-41-V  
Santhosh Shetty R-2 Zone  
[Application Documents](#)

Applicant seeks approval for an addition, deck, and entry portico in violation of the following Sections:

- 170-97C2 Front Yard Setback – 60’ required; 43.46’ existing/proposed; 16.54’ variance requested.
- 170-97C3 Left Side Yard Setback (Deck) – 15’ required; 10’ proposed; 5’ variance requested.
- 170-87 Front/Side Yard Setback – 50’ required; 46.08’ proposed; 3.92’ variance requested.

5) Variance

Block 1305; Lot 17  
56 Beverly Road  
Application No. 2021-43-V  
Matthew Perlman  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for an addition, covered porch, and covered patio in rear of home in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 29.9’ proposed; 10.1’ variance requested.
- 170-87L Corner Lot Setback – 35’ required; 34.2’ proposed; 0.8’ variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 20’ proposed; 15’ variance requested.

6) Variance

Block 503; Lot 6  
8 Harding Place  
Application No. 2021-38-V  
Phillip & Jamie Sperling  
[Application Documents](#)

R-4 Zone

Applicant seeks approval to expand existing garage and construct an addition above the garage in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 34.46’ proposed; 5.54’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 9.2’ proposed; 0.8’ variance requested.
- 170-99C3 Side Yard Aggregate – 22.5’ required; 20.5’ proposed; 2’ variance requested.
- 170-99C4 Rear Yard Setback – 35’ required; 28.6’ proposed; 6.4’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 30.5% proposed; 0.5% variance requested.

7) Variance

Block 2503; Lot 17  
16 West Lawn Drive  
Application No. 2021-40-V  
Joshua & Meredith Schwartz  
[Application Documents](#)

R-3 Zone

Applicant seeks approval for an addition and to convert the garage into living space in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 33.85’ proposed; 20.08’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 23.09% proposed; 2.09% variance requested.
- 170-87 I.(2) Garage – Standard garage size 12’x20’ or 240 sq ft; 150 sq ft variance requested.

- 8) Preliminary & Final Site Plan with Variances  
Block 7300; Lot 4.02  
346 East Cedar Street  
Application No. 2014-46-PFSPV - #3 (Amendment)  
Livingston ALF AMPROP, LLC (Health Resources)  
[Application Documents](#)

R-5D Zone

Applicant seeks amended preliminary and final site plan approval to permit an increase in building height from 3-stories to 4-stories in order to construct a rooftop amenity deck, in violation of Section 170-103.F.(3) – Maximum Building Height. Applicant previously received approval to construct a 3-story assisted living facility and related site improvements.

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

R-3 Zone

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

- 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.

- 10) 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/87460190130?pwd=ME1lcUQvSFpwbTlNZWwvUHlOZ2dlZz09>

### 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/87460190130?pwd=ME1lcUQvSFpwbTlNZWwvUHlOZ2dlZz09>

**Webinar ID:** 874 6019 0130

**Password:** 332513

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)