

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

August 25, 2020 – 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 28, 2020 & August 13, 2020
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - a) 16 Bowling Drive; Rajiv Sohal; Application No. 2020-18-V
 - b) 39 Baker Road; Cheryl Gilberg; Application No. 2020-23-V
 - c) 203 Hillside Avenue; JD Fitness Institute, LLC & Properties 143 LLC;
Application No. 2019-65-PFSP-UV
7. New Business

8. Variance (*Continued from July 28, 2020*)

Block 4403; Lot 2

53 Berkeley Place

Application No. 2020-24-V

Giovanni Rodriguez

R-4 Zone

[Updated Zoning Denial & Plans](#)

[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a second addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 23.4’ proposed; 16.6’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 5.9’ proposed; 4.1’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 49.6% proposed; 19.6% variance requested.

9. Variance

Block 3001; Lot 13

43 Montgomery Road

Application No. 2020-22-V

Maria Leykin

R-3 Zone

[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a 25’x39’ Rear Addition and 12’x39’ Deck in violation of the following Sections:

- 170-98 C2 Front Yard Setback – 50’ required; 35.2’ proposed; 14.8’ variance requested.
- 170-87 L2C Side Street / Corner Lot Setback – 25’ required; 15’ proposed; 10’ variance requested.

10. Variance

Block 2906; Lot 70

118 Sycamore Avenue

Application No. 2020-25-V

Kim & Steven Lorenzet

R-3 Zone

[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a 20x12x54 Semi-Inground Pool in violation of the following Section:

- 170-96 A.(8)(f) Swimming Pool Setbacks – 20’ required; 19’ proposed; 1’ variance requested on both sides.

11. Variance
Block 2907; Lot 5
268 E Cedar Street
Application No. 2020-27-V
Lynda Yonitch R-3 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a 12x24 Above-ground Pool in violation of the following Section:

- 170-96-A(8)(f) Swimming Pool Setbacks – 20’ required; 18.5’ proposed; 1.5’ variance requested on both sides.

12. Variance
Block 902; Lot 23
12 N Ridge Road
Application No. 2020-28-V
Sherien Thampi & Mekhala Wadikar R-4 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a second floor Addition and Deck in violation of the following Sections:

- 170-99-C2 Front Yard Setback – 40’ required; 35.3’ proposed; 4.7’ variance requested.
- 170-99-C4 Rear Yard Setback – 35’ required; 30.25’ proposed; 4.75’ variance requested.
- 170-87-CC4 Habitable Floor Ratio – 30% allowed; 38% proposed; 8% variance requested.

13. Variance
Block 4902; Lot 46
3 Arbor Court
Application No. 2020-29-V
Aleksey Kalyan R-4 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct an 11’x11’ Gazebo with Hot Tub with an adjacent Sauna in violation of the following Section:

- 170-96A(8)(f) Spa/Rear Yard Setback – 20’ required; 5’ proposed; 15’ variance requested.

14. Variance
Block 1903; Lot 14
3 Scarsdale Drive
Application No. 2020-30-V
Seth Scharf R-2 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct an Inground Pool and Patio area in violation of the following Sections:

- 170-96 R-1 A(8) Rear Lot Area Percentage – 10% allowed; 15.5% proposed; 5.5% variance requested.

15. Variance
Block 7103; Lot 1
6 Graymoor Road
Application No. 2020-32-V
Matthew & Beth Harman R-1 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct an Inground Pool and 10” retaining wall in violation of the following Sections:

- 170-96 R-1 A(8) Front Yard Setback – 60’ required; 32.82’ proposed; 27.18’ variance requested.

16. Variance
Block 6900; Lot 58
5 Canoe Brook Road
Application No. 2020-26-V
Eugene Davis R-1 Zone
[Click Here to View Application Documents](#)

The Applicant seeks approval to construct a Pool, Pool House, Porch, Patio, and related improvements in the rear yard in violation of the following Sections:

- 170-87-BB1 Habitable Floor Area – 6200 sq ft allowed; 8347 sq ft proposed; 2147 sq ft variance requested.
- 170-87-CC1 Habitable Floor Ratio – 15% allowed; 23.7% proposed; 8.7% variance requested.

17. Adjournment

Accessing the Meeting

Online

Click on or copy and paste this URL to your browser to join the meeting:

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