

Township of Livingston
Planning Department
357 S. Livingston Avenue
Livingston, NJ 07039



Phone: 973-535-7954
Fax: 973-535-7989
planning@livingstonnj.org

**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

August 27, 2019

Conference & Regular Meetings – 7:00 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 – July 23, 2019
5. Communications
6. New Business
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) Franco Cozzolino – 12 Berkeley Terrace - Application No. 2019-39-V
- 2) JingLei Zhang - 85 Fellswood Drive - Application No. 2019-37-V
- 3) David Abramowitz - 22 Lexington Drive - Application No. 2019-34-V

1. Extension of Resolution

Block 701; Lot 7

17 Fawn Drive

Application No. 2017-19-V (Amendment)

Purnima Patel

R-2 Zone

Applicant is requesting an extension of previously approved Resolution. Approval was for the construction of a two-story addition to an existing single family residence that violated the following sections:

- 170-97C(2) – Front Yard Setback – 60’ required; 56’ proposed; 4’ variance requested.
- 170-87CC(2) – Habitable Floor Area – 4870 SF allowed; 5603.7 SF proposed; 733.7 SF variance requested.

2. Variance

Block 2801; Lot 26

60 Falcon Road

Application No. 2019-42-V

Jian Gao & Haiyang Hu

R-3 Zone

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

- 170-87CC(3) Habitable Floor Ratio – 21% required; 23.36% proposed; 2.36% variance requested.

3. Variance

Block 5202; Lot 12

252 West Hobart Gap Road

Application No. 2019-43-V

Jonathan & Kimberly Lower

R-1 Zone

Applicant proposes to add a deck in violation of the following sections:

- 170-94C4 Rear Yard Setback – 75’ required; 21’ proposed; 54’ variance requested.
- 170-87L(1)(a) Corner Lot Setback – 60’ required; 40’ proposed; 20’ variance requested.

4. Variance
Block 5901; Lot 4
36 Old Road

Application No. 2019-36-V

Sarah Hussain & Muhammad Ahmed

R-2 Zone

Applicant seeks approval a fence in violation of the following sections:

- 170-91B(2)(b) Front Yard Fence – 4', 50% open, with plantings and no chain link fence required; 8' proposed; 4' variance requested.
- 170-91B(3)(b) Side Yard Fence – 5' required; 8' proposed; 3' variance requested.
- 170-91B(4)(b) Rear Yard Fence – 6' required; 8' proposed; 2' variance requested.
- 170-87E(d)[2] Side Yard Setback (Existing Garage & Shed) – 10' required; 5.3' (Garage) and 7.5' (Shed) proposed; 4.7' (Garage) and 2.5' (Shed) variance requested.

5. Adjournment