

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

September 24, 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 – August 27, 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) Purnima Patel – 17 Fawn Drive - Application No. 2017-19-V (Amendment)
- 2) Jian Gao & Haiyang Hu - 60 Falcon Road - Application No. 2019-42-V
- 3) Jonathan & Kimberly Lower - 252 West Hobart Gap Road - Application No. 2019-43-V
- 4) Sarah Hussain & Muhammad Ahmed - 36 Old Road - Application No. 2019-36-V

1. Variance

Block 2400; Lot 17.09
22 Trafalgar Drive
Application No. 2019-47-V
Eric & Marcy Mercer

R-1 Zone

Applicant proposes to add a patio with roof to existing home in violation of the following section:

- 170-96C(4) Rear Yard Setback – 75’ required; 68.5’ proposed; 6.5’ variance requested.

2. Variance

Block 6400; Lot 12
3 Nottingham Road
Application No. 2019-50-V
Daniel & Jill Katz

R-1 Zone

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

- 170-87CC(1) Habitable Floor Ratio – 15% required; 16.6% proposed; 1.6% variance requested.

3. Variance

Block 3502; Lot 92
22 Royal Avenue
Application No. 2019-51-V
Pamela Pol & Archimor Arigorat

R-4 Zone

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

- 170-99C(3) – Left Side Yard Setback – 10’ required; 6’ proposed; 4’ variance requested.
- 170-99CC(4) Habitable Floor Ratio – 30% required; 34.4% proposed; 4.4% variance requested.

4. Preliminary Final Site Plan and Use Variance
Block 3200; Lot 15
222 South Livingston Avenue
Application No. 2018-86-PFSP-UV
Poto Developers LLC

B-1 Zone

Applicant proposes the following:

- Expansion to the front & northerly side of an existing 2-½ story commercial building with renovations to the exterior façade;
- Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels.
- Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

5. Adjournment