

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

September 28, 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 – August 24, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 1) 245 Hillside Drive; Application No. 2021-39-V; Shefali & Puneet Goel
 - 2) 18 Dickinson Lane; Application No. 2021-23-V; Marcelino Lopez
 - 3) 7 Cliffside Drive; Application No. 2021-41-V; Santhosh Shetty
 - 4) 56 Beverly Road; Application No. 2021-43-V; Matthew Perlman
 - 5) 8 Harding Place; Application No. 2021-38-V; Phillip & Jamie Sperling
 - 6) 16 West Lawn Drive; Application No. 2021-40-V; Joshua & Meredith Schwartz
 - 7) 346 E Cedar Street; Application No. 2018-5-V (Amendment);
Livingston ALF AMPROP, LLC
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](#); [DEP Permit](#)

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

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

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

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

- 3) Variance
Block 4702; Lot 14
19 Midway Drive
Application No. 2021-48-V
Jon & Holly Anderson
[Application Documents](#) R-4 Zone

Applicant seeks approval an second story addition over existing partial footprint in violation of the following Sections:

- 170-99C3 Side Yard Setback – 10’ required; 7.84’ proposed; 2.16’ variance requested.

- 4) Variance
Block 3903; Lot 112.03
10 Cornerstone Way
Application No. 2021-47-V
Elliott S. Kerven
[Application Documents](#); [Prior Resolution](#) R-3 Zone

Applicant seeks approval for an addition, front entrance porch, and deck in violation of the following Sections:

- 170-98C3 Aggregate Side Yard Ratio – 30% required; 21% proposed; 9% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 22.4% proposed; 1.4% variance requested.

- 5) Variance
Block 2400; Lot 22
225 East Cedar Street
Application No. 2021-50-V
Daniel Fremed
[Application Documents](#) R-3 Zone

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

- 170-91A (3)(a) Side Yard Fence – 60” allowed; 72” proposed; 12” variance requested.
- 170-91A (2)(b) Front Yard Fence –
 - 48” allowed; 72” proposed; 24” variance requested.
 - Plantings required; Retain current plantings with no additional plantings proposed
 - 50% open required; board on board proposed

6) Variance
Block 2501; Lot 9
45 West Lawn Road
Application No. 2021-51-V
Suzanne Fein
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 35.1’ proposed; 14.9’ variance requested.
- 170-98C3 Right Side Yard Setback – 10’ required; 7.5’ proposed; 2.5’ variance requested.
- 170-98C3 Left Side Yard Setback – 10’ required; 7.1’ proposed; 2.9’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 29% proposed; 1% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 22% proposed; 1% variance requested.

7) 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/88137620584?pwd=ek9oTWxSU1V6a0pUQWN0a3FJVC9QQT09>

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/kuTUK4ZPh>

Webinar ID: 881 3762 0584

Password: 771299

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). All questions and comments must be made on Zoom.

Virtual Board Meeting Instructions: <http://livingstonnj.org/1413/Virtual-Board-Meeting-Information>