

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



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

Updated 11/25/19

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

November 26, 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 – October 22, 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) Billy Maglaras/Tom Frank – 462 S Livingston Avenue – Application No. 2019-55-V
- 2) Jeremy Gelade & Melissa Niglio – 44 Mounthaven Drive – Application No. 2019-52-V

1. Variance (**Adjourned to December 10, 2019**)

Block 2602; Lot 29

35 Sycamore Avenue

Application No. 2019-53-V

TRI Owners Realty LLC

R-3 Zone

Applicant is requesting approval to construct a new home in violation of the following sections:

- 170-98C2 Front Yard Setback – 50’ required; 39.61’ proposed; 10.39’ variance requested
- 170-98C4 Rear Yard Setback – 40’ required; 22.14’ proposed; 17.86’ variance requested
- 170-98CC3 Habitable Floor Ratio – 21% required; 30.59% proposed; 9.59% variance requested

2. Variance

Block 1301; Lot 11

40 Filmore Avenue

Application No. 2019-59-V

Lisa Schwarz

R-4 Zone

Applicant is requesting approval for a first floor addition in violation of the following section:

- 170-99C4 Rear Yard Setback – 35’ required; 25’ proposed; 10’ variance requested

3. Variance

Block 3703; Lot 3

2 Fredon Drive

Application No. 2019-62-V

Rajiv & Carrie Parikh

R-3 Zone

Applicant is requesting approval for a covered patio violation of the following section:

- 170-98C4 Rear Yard Setback – 40’ required; 35.5’ proposed; 4.5’ variance requested.

4. Variance
Block 3703; Lot 3
34 North Baums Court
Application No. 2019-56-V
Gerard Bargoud

R-3 Zone

Applicant is requesting approval to construct a two car garage and an addition violation of the following sections:

- 170-98C2 Front Yard Setback – 50’ required; 40.5’ proposed; 9.5’ variance requested.
- 170-87LC Side Street (Corner Lot) Setback – 40’ required; 25’ proposed; 15’ variance requested.

5. Variance
Block 1903; Lot 37
2 Tanger Drive
Application No. 2019-38-V
Joel & Susan Goldstein

R-3 Zone

Applicant is requesting approval for a fence in violation of the following sections:

- 170-91 B (2) (a) (b) (c) (d) & (14):
 - Front/Corner Yard Fence Setback – 4’ required; 5’ proposed; 1’ variance requested
 - 50% open fence required; privacy fence requested
 - Plantings in front of fence required; no plantings requested

6. Preliminary Final Site Plan and Use Variance (*Continued from September 24, 2019*)
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.

7. Adjournment