

Township of Livingston  
Planning Department  
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*Updated 12/10/19*

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

**December 10, 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 – November 26, 2019
5. Communications
6. New Business
7. Old Business – Review of Proposed Meeting Dates for 2020
8. Adjournment

**Regular Meeting Agenda:**

Call to Order

Statement of Compliance with the Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

- a) Lisa Schwarz - 40 Filmore Avenue - Application No. 2019-59-V
- b) Rajiv & Carrie Parikh - 2 Fredon Drive - Application No. 2019-62-V
- c) Gerard Bargoud - 34 North Baums Court - Application No. 2019-56-V
- d) Joel & Susan Goldstein - 2 Tanger Drive - Application No. 2019-38-V

1. Variance (*Adjourned to February 25, 2020*)

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: 6001; Lot: 104  
59 Baker Road  
Application No. 2019-40-V  
**Marcelo Luftman**

R-2 Zone

Applicant is requesting approval for a first and second floor addition, deck and portico in violation of the following sections:

- 170-97C2 Front Yard Setback – 60’ required; 18.25’ proposed; 41.75’ variance requested.
- 170-97C3 Side Yard Setback – 15’ required; 12.29’ proposed; 2.71 variance requested.

3. Variance

Block: 2906; Lot 70  
118 Sycamore Avenue  
Application No. 2019-60-V  
**Steven Lorenzet**

R-3 Zone

Applicant is requesting approval to expand garage in violation of the following section:

- 170-98C3 Side Yard Setback – 10’ required; 4.8’ proposed; 5.2’ variance requested.

4. Variance  
Block: 1101; Lot 38  
22 Bryant Drive  
Application No. 2019-57-V  
**Manuel Vega**

R-4 Zone

- Applicant is requesting approval for a gazebo in violation of the following section:
- 170-99C3 Side Yard Setback – 10’ required; 9.3’ proposed; 0.7’ variance requested.
- 170-87E1(b) Between Structures – 10’ required; 2.5’ proposed; 7.5’ variance requested.
- 170-87E1(e) Accessory Building – 5’ required; 1.56’ proposed; 3.44’ variance requested.

5. Variance  
Block: 701; Lot 7  
17 Fawn Drive  
Application No. 2019-63-V  
**Purnima Patel**

R-2 Zone

Applicant is requesting approval for a retaining wall in violation of the following section:

- 170-91(4)(b) Retaining Walls/Fence Height – 6’ required; 11.75’ proposed; 5.75’ variance requested.
- 170-91B(2)(c) Retaining Walls – 5’ off property required and cannot be constructed in an easement.

6. Adjournment