

Township of Livingston
Planning Department
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE / RE-ORGANIZATION & REGULAR MEETINGS**

January 26, 2021

Conference / Re-Organization & Regular Meetings – 7:00 p.m.

This agenda is for information only and may change prior to the actual meeting.

Conference / Re-Organization Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Oath of Office to New Appointees / Re-Appointees
 - a. Re-Appointment of Member Anthony Nardone to serve until December 31, 2024
 - b. Re-Appointment of Member Edward Bier to serve until December 31, 2024
 - c. Re-Appointment of Member Lauren Tabak Fass to serve until December 31, 2024
 - d. Re-Appointment of Member Kalpesh Kenia to serve until December 31, 2024
 - e. Re-Appointment of Alternate #1 Member Laurie Kahn to serve until December 31, 2022
 - f. Appointment of Alternate #2 Member Ketan Bhuptani to serve until December 31, 2021
5. Election of Chairman to serve until January 25, 2022
6. Election of Vice Chairman to serve until January 25, 2022
7. Election of Recording Secretary to serve until January 25, 2022
8. Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board until January 25, 2022
9. Adoption of 2021 Meeting Schedule
10. Approval of Minutes – December 8, 2020

11. Communications

12. Old Business:

Consideration of Memorializing Resolutions:

- a) 68 Brookside Avenue – Sanjeev & Mani Gupta – Application No. 2020-40-V
- b) 5 Canoe Brook Drive – Eugene Davis – Application No. 2020-26-V
- c) 59 Billingsley Drive – Farhad Mian & Ammara Farhad – Application No. 2020-52-V
- d) 12 Wychwood Road – Neil Russo & Diane Giacona – Application No. 2020-50-V
- e) 14 Dickinson Lane – Marc Bausch – Application No. 2020-46-V

13. New Business

a. Variance

Block 202; Lot 24

3 Pittsfield Court

Application No. 2020-62-V

Brian & Elissa Langer

R-2 Zone

[Application Documents & Township Reports](#)

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

- 170-97C4 Rear Yard Setback – 50’ required; 40’ proposed; 10’ variance requested.

b. Variance

Block 700; Lot 1

1 Stonewall Drive

Application No. 2020-58-V

Darshan & Nihita Goswami

R-2 Zone

[Application Documents & Township Reports](#)

The Applicant seeks approval for a second floor addition and front porch portico in violation of the following Section:

- 170-87 L(b) Corner Lot Setback – 50’ required; 31.7’ proposed; 18.3’ variance requested.

c. Minor Subdivision

Block 1302; Lot 5

17 Congressional Parkway

Application No. 2020-55-MSUBV

Craig Naylor; John & Rebecca Tsihlas

R-4 Zone

[Application Documents & Township Reports](#)

The Applicant proposes the following:

- Subdivide Lot 5 to create two (2) new lots designated as proposed lots 5.01 and 5.02 that measure approximately 5,000 square feet each.
- Lot 5.01 would contain the existing house with the existing driveway and 1-car detached garage.

- The plans denote a small existing enclosed porch on the left side of the existing house is noted to be removed.
- Lot 5.02 would be a vacant building parcel for construction of a new single family home. The plans depict building setback lines and envelopes for location of a new dwelling. Variances sought for Minimum Lot Area, Minimum Front Yard Average Setback, Minimum Building Coverage Ratio, and Maximum Habitable Floor Area.

d. Variance

Block 3900; Lot 11
75 Mounthaven Drive
Application No. 2020-56-V
Bogdan Kwoczka

R-4 Zone

[Application Documents & Township Reports](#)

The Applicant seeks approval for a rear two-story addition in violation of the following Sections:

- 170-994 Rear Yard Setback – 35’ required; 29.75’ proposed; 5.25’ variance requested.
- 170-87E(1)(b) Accessory Structure Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-87CC Habitable Floor Ratio – 30% allowed; 38.5% proposed; 8.5% variance requested.
- 170-87E(1)(d)[4] Rear Yard Setback (Garage) – 5’ required; 1.95’ existing/proposed; 3.05’ variance requested.
- 170-87E(1)(e) Side Yard Setback (Garage) – 5’ required; 3.8’ proposed; 1.2’ variance requested.

14. 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/83927161271?pwd=b0JLQW9MMGhzaHhQbHYzTXIPZ1RFQOT09>

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

Webinar ID: 839 2716 1271

Password: 436803

International numbers available: <https://us02web.zoom.us/u/kcakSweNra>

View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)