

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

**May 25, 2020 – 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 – April 27, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
  - 1) 8 Stratford Road; Application No. 2021-15-V; Jason Savage & Alexis Sherry
  - 2) 13 Wychwood Road; Application No. 2021-14-V; Adam & Sarah Weinstein
  - 3) 395 W Northfield Road; Application No. 2014-86-PFSPV (Amendment);  
Livingston Circle Car Wash, LLC
7. New Business

- 1) Variance (***WITHDRAWN***)  
Block 2903; Lot 2  
43 Lee Road  
Application No. 2021-11-V  
Yehuda Borochoy  
[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a pool house/shed in violation of the following Sections:

- 170-87E(1)(a) Accessory Building Height – 13’ allowed, 14’ proposed; 1’ variance requested.
- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 3804 sq ft proposed; 284 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 25% proposed; 4% variance requested.

- 2) Application to Appeal  
Block 2700; Lot 53  
519 South Livingston Avenue  
Application No. 2021-22-AA  
Supreme K9 Training LLC B Zone  
[Application Documents & Plans](#); [Exhibits](#)

The Applicant is appealing the Denial of Application by the Zoning Officer to utilize the premises for dog training, including the sale of training leashes and training collars.

- 3) Variance  
Block 7300; Lot 20  
26 Ross Road  
Application No. 2021-21-V  
26 Ross Road, LLC R-1 Zone  
[Application Documents](#)

Applicant seeks approval to construct a pool cabana and patio in violation of the following Sections:

- 170-87BB1 Habitable Floor Area – 6200 sq ft allowed; 9477 sq ft proposed; 3277 sq ft variance requested.
- 170-87CC1 Habitable Floor Ratio – 15% allowed; 25.9% proposed; 10.97% variance requested.

- 4) Variance  
Block 2602; Lot 11  
11 Billingsley Drive  
Application No. 2021-19-V  
Jon Tenenbaum R-3 Zone  
[Application Documents](#)

The Applicant seeks approval for a two story addition on the right and a second floor addition in violation of the following Sections:

- 170-98C3 Right Side Yard Setback – 10' required; 8.5' proposed; 1.5' variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 23.6% proposed; 6.4% variance requested.
- 170-87 BB3 Habitable Floor Area – 3520 sq ft allowed; 6046 sq ft proposed; 526 sq ft variance requested.

- 5) Variance  
Block 1903; Lot 15  
87 Laurel Avenue  
Application No. 2021-17-V  
Jonathan & Julie Schwartz R-3 Zone  
[Application Documents](#)

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

- 170-87BB3 Habitable Floor Area – 3520 sq ft allowed; 6313 sq ft proposed (*currently 5911 sq ft*); 2793 sq ft variance requested.

- 6) Variance

Block 6101; Lot 9  
18 Dickinson Lane  
Application No. 2021-23-V  
Marcelino Lopez  
[Application Documents](#)

R-1 Zone

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

- 170-96C2 Front Yard Setback – 75’ required; 33.5’ proposed; 41.5’ variance requested.
- 170-96C3 Right Side Yard Setback – 15’ required; 7.81’ proposed; 7.19’ variance requested.
- 170-96C3 Left Side Yard Setback – 15’ required; 6.25’ proposed; 8.75’ variance requested.
- 170-96C3 Aggregate Side Yard – 30% required; 14.06% proposed; 15.94% variance requested.
- 170-87 BB1 Habitable Floor Area – 15% allowed; 28.46% proposed; 13.46% variance requested.

7) Variance

Block 7402; Lot 4  
7 Brayton Road  
Application No. 2021-27-V  
7 Brayton Road LLC  
[Application Documents](#)

R-1 Zone

Applicant seeks approval for a pool, pool cabana, covered pool patio, walkway and fencing in the rear yard in violation of the following Sections:

- 170-87 BB1 Habitable Floor Area – 6200 sq ft allowed; 7430 sq ft proposed (*6983 sq ft previously approved*); 447 sq ft variance requested.
- 170-87 CC1 Habitable Floor Ratio – 15% allowed; 20.47% proposed (*19.19% previously approved*); 1.28% variance requested.
- 170-87 E(1)(a) Accessory Building Height – 13’ allowed; 15.4’ proposed; 2.4’ variance requested.

8) 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/88571187481?pwd=T1JhTitaTjVubGJYWdK0dUtzS0hqQT09>

### 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

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International numbers available: <https://us02web.zoom.us/j/88571187481?pwd=T1JhTitaTjVubGJYWdK0dUtzS0hqQT09>

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)