

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

**June 22, 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 – May 25, 2021
5. Communications
6. Old Business –
  - a) Consideration of Memorializing Resolutions:
    - 1) 26 Ross Road; Application No. 2021-21-V; 26 Ross Road, LLC
    - 2) 11 Billingsley Drive; Application No. 2021-19-V; Jon Tenenbaum
    - 3) 87 Laurel Avenue; Application No. 2021-17-V; Jonathan & Julie Schwartz
    - 4) 7 Brayton Road; Application No. 2021-27-V; 7 Brayton Road LLC
  - b) Discussion on Defining Pools/Cabanas
7. New Business
  - 1) Variance  
Block 5701; Lot 9  
305-307 West Northfield Road  
Application No. 2021-30-EXT  
Crystal Plaza Group, Inc. R-3 Zone  
[Application Documents](#)

The Applicant seeks approval for an Extension of Resolution (Application No. 2018-16-PFSP-UV; Decided July 24, 2018; Memorialized August 28, 2018).

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

Applicant is requesting an appeal of the Zoning Officer's Decision per Section 170-107A & 170-107 B(2) to utilize the premises for dog training.

- 3) Variance (*Continued from April 27, 2021*)  
Block 3203; Lot 13  
12 Dougal Avenue  
Application No. 2020-43-V  
Kemal Reyhan R-3 Zone  
[Application Documents](#)  
[Updated Plans & Denial](#)

The Applicant seeks approval to construct a new single family home in violation of the following Sections:

170-87CC3 Habitable Floor Ratio – 21% allowed; 31.49% proposed; 10.49% variance requested.

- 4) Variance (*Continued from April 27, 2021*)  
Block 2802; Lot 21  
6 Arlington Drive  
Application No. 2021-13-V  
Yanzhon Niu R-3 Zone  
[Application Documents](#)  
[Updated Plans & Denial](#)

Applicant seeks approval for a sun room in violation of the following Sections:

170-87CC3 Habitable Floor Ratio – 21% allowed; 22.98% proposed; 1.98% variance requested.

- 5) Variance (*Adjourned from May 25, 2021*)  
Block 6101; Lot 9  
18 Dickinson Lane  
Application No. 2021-23-V  
Marcelino Lopez R-1 Zone  
[Application Documents](#)

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.

6) Variance

Block 2402; Lot 19

2 Hadrian Drive

Application No. 2021-20-V

Bruce & Marla Nagel

[Application Documents](#)

R-1 Cluster Zone

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

- 170-97C2 Front Yard Setback – 60’ required; 46’ proposed; 14’ 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/88503322538?pwd=MUJ4UFBtN1ZSK0tFQk04N2FRT0hTdz09>

### Join by Phone

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**Webinar ID:** 885 0332 2538

**Password:** 200339

International numbers available: <https://us02web.zoom.us/j/88503322538?pwd=MUJ4UFBtN1ZSK0tFQk04N2FRT0hTdz09>

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)