

TOWNSHIP OF  **LIVINGSTON**

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

January 22, 2008

Re-organization and Conference Meeting – **7:00p.m.**
Regular Meeting – 7:30 p.m.

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

Re-Organization and Conference 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
5. Election of Chairman
6. Election of Vice Chairman
7. Appointment of Attorney
8. Appointment of Temporary Recording Secretary
9. Adoption of 2008 Meeting Schedule
10. Approval of Minutes – November 27, December 6 & December 11, 2007
11. Approval of Memorializing Resolutions:
 - Robert & Rhoda Alekel – 74 W. Northfield Road – Application No. 2007-52-V
 - Mr. & Mrs. David Allen – 47 Lexington Drive – Application No. 2007-55-V
 - Jason Dworkin – 2 Birch Tree Lane – Application No. 2007-79-V
 - Destiny Enterprises – 111 Dorsa Avenue – Application No. 2007-24-PFSPV

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

1. Variance
Block 3201; Lot 18
31 Glannon Road
Application No. 2006-64-V
Richard Fusco

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 22.32' proposed; 17.68' variance requested)
Minimum Side Yard Setback (10' required, 5.93' proposed; 4.07' variance requested)
Violation of Section 170-87-AA Maximum Habitable Floor Area (2800 sq. ft. allowed, 3404 proposed; 604 sq. ft. variance requested)

2. Variance
Block 6001; Lot 97
50 Baker Road
Application No. 2007-56-V
Mr. & Mrs. Rob Bucich

R-2 Zone

Applicant proposes to construct a 2nd floor addition Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 50' proposed; 10' variance requested)
Section 170-87-AA Habitable Floor Area (2624 sq. ft allowed, 3758 sq. ft proposed; 1134 sq. ft variance requested) Floor Area Ratio (18% allowed, 25.7% proposed; 7.7% variance requested).

3. Variance
Block 1407; Lot 21
22 Preston Drive
Application No, 2007-65-V
Anthony Andolino

R-4 Zone

Applicant proposes to construct a 2nd floor addition Violation of Section 170-99C(4) Minimum Rear Yard Setback (35' required, 27.5' proposed; 7.5' variance requested)
Section 170-99-C(3) Minimum Side Yard Setback (10' required, 6.81' proposed; 3.19' variance requested) Habitable Floor Area Ratio (28% allowed, 46.5% proposed; 18.5% variance requested)

4. Variance
Block 801; Lot 34
42 Rockledge Drive
Application No. 2007-68-V
Fred & Cheryl Halpern

R-2 Zone

Applicant proposes to construct an addition Violation of Section 170-87-AA(2) Maximum Habitable Floor Area (4870 sq. ft allowed, 6460 sq. ft proposed; 1590 sq. ft variance requested) 170-87-BB(2) Floor Area Ratio (18% allowed, 20.6% proposed; 2.6% variance requested)

5. Variance
Block 4702; Lot 26
38 Concord Drive
Application No. 2007-81-V
Dominic Garabedian

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' allowed, 34.5' proposed; 5.5' variance requested) 170-87-BB(4) Habitable Floor Area Ratio (28% allowed, 32% proposed; 4% variance requested)

Jackie Coombs-Hollis
Planning Administrator