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

January 24, 2012

Re-Organization and Conference Meeting – **7:15 p.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 Recording Secretary
9. Adoption of 2012 Meeting Schedule
10. Approval of Minutes – November 17, 2011
11. New Business
12. Adjournment

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

Judy King-Hui – Application No. 2011-41-V

Steven & Carolyn Wortman – Application No. 2011-57-V

1. Variance (*Continued Hearing from 11/17/11*)

Block: 2906; Lot: 140
140 Sycamore Avenue
Application No. 2011-32-V
Anthony & Kristen Giordano

R-3 Zone

Applicant proposes to construct a new house. Violation of the following section:

- 170-87BB(3) Habitable Floor Ratio (3,520 SF allowed, 4,226 SF proposed, 706 SF variance requested)

2. Variance (*Continued from 11/17/11*)

Block: 6601; Lot: 8
6 Stratford Drive
Application No. 2011-40-V
John Graham

R-1 Zone

Applicant proposed to replace a six-foot fence. Violation of the following sections:

- 170-91B(2) Front Yard Fence (48" and 50% open allowed; 72" and closed fence proposed)
- 170-91B(6)(a) Evergreen Plantings in Front of Fence Required – every fence facing a street or public view by evergreen plantings.

3. Variance (*Adjourned from 11/17/11*)

Block: 3901; Lot: 141
25 Marisa Court
Application No. 2011-53-V
David Wilner

R-5E Zone

Applicant proposes to construct a new rear yard deck. Violation of the following section:

- 170-99C4(a) Rear Yard Setback (35' required, 31.58' proposed; 3.42' variance requested)

4. Variance

Block: 2600; Lot: 5
45 Martin Road
Application No. 2011-59-V
Aaron Rosenberg

R-3 Zone

Applicant proposes to construct a new rear yard deck. Violation of the following section:

- 170-87L(I)(c) Side Street/Corner Lot Setback (40' required, 36' proposed; 4' variance requested)

5. Variance

Block: 4008; Lot: 13
33 Spring Road
Application No. 2011-60-V
John & Penny Oswald

R-4 Zone

Applicant proposes to construct a new rear yard deck. Violation of the following section:

- 170-99C3 Side Yard Setback (10' required, 5' proposed; 5' variance requested)

6. Variance

Block: 2004; Lot: 68

35 Tiffany Drive

Application No. 2011-61-V

Mr. & Mrs. Howard Samuels

R-3 Zone

Applicant proposes to construct a new rear yard deck. Violation of the following section:

- 170-98C4 Rear Yard Setback (40' required, 17'8" proposed; 22'8" variance requested)

7. Variance

Block: 3502; Lot: 33

35 Shadowlawn Drive

Application No. 2011-62-V

Mr. & Mrs. Eric Tucker

R-3 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-98C2 Front Yard Setback (50' required, 33'4" proposed; 16'8" variance requested)
- 170-87L(2)(c) Side Street/Corner Lot Setback (25' required, 22'3" proposed; 2'7" variance requested)

8. Use Variance

Block 1103; Lot 17

293 N. Livingston Avenue

Application No. 2012-2-PFSPV

Verizon Wireless

Applicant seeks a Use Variance to install an un-manned telecommunications facility. Also violating sections:

- 170-98-C(4) Minimum Rear Yard Setback (40' required, 23' proposed; 17' variance requested)
- 170-98-C(1) Maximum Height (86' proposed)

Adjournment