

TOWNSHIP OF  **LIVINGSTON**

357 South Livingston Avenue • Livingston, New Jersey 07039
Office 973-535-7954 • Fax 973-992-1016

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

January 26, 2010

Re-Organization and Conference Meeting – **7:00 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 2010 Meeting Schedule
10. Approval of Minutes – November 24, 2009 and December 8, 2009
11. New Business
12. Approval of Memorializing Resolutions:
 - Andrew & Carmela Ullman – Application No. 2009-59-V
 - Aboud Dawli – Application No. 2009-61-V
 - Brian & Joy Bushwell – Application No. 2009-70-V
13. Adjournment

Regular Meeting Agenda

Call to Order
Statement of Compliance with Open Public Meetings Act
Roll Call

1. Variance
 - Block: 4504; Lot: 6
 - 65 Hazelwood Avenue
 - Application No. 2009-74-V
 - Keith J. Miller

R-4 Zone

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

- 170-99C(3) Side Yard Setback (10' required, 5.45' proposed; 4.55' variance requested)
- 170-99C(3) Side Yard Aggregate (18' required, 14.85' proposed; 3.15' variance requested)

2. Variance (*Continued Hearing from 10/27/09*)

Block: 5005; Lot: 15

38 Wychwood Road

Application No. 2009-53-V

Nancy Park

R-3 Zone

Applicant proposes to construct new fence. Violation of the following sections:

- 170-91B(3)(c) Corner Lot Fence (48" allowed, 60" proposed; 12" variance requested)
- 170-91B(3)(c) Corner Lot Fence (50% open required, closed fence variance requested)
- 170-91B(7) Corner Lot Fence Setback (3' required, 0' proposed; 3' variance requested)

3. Variance (*Continued Hearing from 11/24/09*)

Block: 5001; Lot: 3

191 West Northfield Road

Application No. 2009-60-V

Dong Ho Yum

R-4 Zone

Applicant proposes to construct a retaining wall in the front yard of a single family residence. Violation of the following sections:

- 170-91B(2)(c) Front Yard Setback (20' required, 0' proposed; 20' variance requested)
- 170-91B(2)(c) Decorative Wall Height (18" maximum height allowed, 30" proposed; 12" variance requested)

4. Variance

Block: 6800; Lot: 40

159 Hobart Gap Road

Application No. 2009-47-V

Steven & Nina Goldman

R-1 Zone

Applicant proposes to maintain fence, deck and accessory structure in the side yard of a single family residence. Violation of the following sections:

- 170-91B(2)(b) Corner Lot/Side Yard Fences (48" height allowed, 72" height proposed; 24" variance requested)
- 170-91B(2)(b) Front Yard & Corner Lot/Side Yard Fences (50% open required; closed variance requested)
- 170-91B(5) Fences Facing a Street or any Public Right-of-way must be screened by evergreen plantings.
- 170-96C(3) Side Yard Setback (15' required, 13' proposed; 2' variance requested)
- 170-87E(1)(d) Accessory Structure Setback (10' required, 1.65' proposed; 8.35' variance requested).

5. Variance

Block: 2404; Lot: 47

36 Westmount Drive

Application No. 2009-64-V

Brian Beatus

R-1 Zone

Applicant proposes to construct a shed in the rear yard of a single family residence. Violation of the following section:

- 170-87E(1)(d)(1) Accessory Structure Setback (10' required, 3' proposed; 7' variance requested)

6. Variance

Block: 4304; Lot: 6

55 Irving Avenue

Application No. 2009-63-V

Lydia Kraft

R-4 Zone

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

- 170-87L(2)(d) Corner Lot/Side Street Setback (20' required, 19' proposed; 1' variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 32.4% proposed; 4.4% variance requested)

7. Variance

Block: 2003; Lot: 8

31 Tanglewood Drive

Application No. 2009-68V

Ira & Mindy Perstein

R-3 Zone

Applicant proposed a one story addition to a single family residence. Violation of the following sections:

- 170-98C(2) Front Yard Setback (50' required, 46' proposed; 4' variance requested)
- 170-87AA(3) Habitable Floor Area (3,520 SF allowed, 3,578 SF proposed; 58 SF variance requested)
- 170-87BB(3) Habitable Floor Ratio (21% allowed, 23.3% proposed; 2.3% variance requested)

Adjournment