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

January 27, 2009

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 Recording Secretary
9. Adoption of 2009 Meeting Schedule
10. Approval of Minutes – December 9, 2008
11. New Business – Zoning Board of Adjustment Annual Report
12. Approval of Memorializing Resolutions:
  - Full Gospel Church – Application No. 2007-54-PFSPV
  - Mr. & Mrs. Donald Paston – Application No. 2008-67-V
  - Mark & Sharon Moore – Application No. 2008-68-V
  - Julie Kabbash – Application No. 2008-58-V
  - Dr. Blair Schachtel – Application No. 2008-61-V
13. Adjournment

**Regular Meeting Agenda**

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

1. Variance (*Adjournment from 11/25/08*)

Block: 5301; Lot: 3  
324 Hillside Avenue  
Application No. 2008-15-V  
Mr. & Mrs. Van de Beek

R-3 Zone

Applicant proposes to construct a kitchen and family room addition. Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' allowed, 47' proposed; 3' variance requested), Section 170-98-C(3) Minimum Side Yard Aggregate (33' allowed, 31' proposed; 2' variance requested), Maximum Habitable Floor Area (3,520 sq. ft. allowed, 4,806 sq. ft. proposed; 1,286 sq. ft. variance requested) and Floor Area Ratio (21% allowed, 28.3% proposed; 7.3% variance requested).

2. Variance

Block: 2002; Lot: 18  
21 Tuxedo Drive  
Application No. 2008-65-V  
Chung-Min Wang

R-3 Zone

Applicant proposes to construct a rear yard deck. Violation of Section 170-98C(3) Minimum Side Yard Setback (10' required, 8.64' proposed; 1.36' variance requested) and Section 170-98C(4)(a) Maximum Deck Size (200 SF allowed, 295.5 SF proposed; 95.5 SF variance requested).

3. Variance

Block: 702; Lot: 2  
23 North Hillside Avenue  
Application No. 2008-71-V  
Robin & Abbe Adelman

R-2 Zone

Applicant proposes to construct an addition to a single-family residence. Violation of Section 170-99C(3) Aggregate Side Yard (41.4' required, 38.6' proposed; 2.8' variance requested).

4. Variance

Block: 2100; Lot: 60  
26 Sunset Road  
Application No. 2008-69-V  
Joann Poto

R-3 Zone

Applicant proposes to construct a two story single-family residence. Violation of Habitable Floor Ratio (21% allowed, 34.45% proposed [28.7% previously proposed]; 13.45% variance requested, 7.7% variance previously granted; applicant now requires a variance for the difference of 5.75%), Section 170-98C(2) Minimum Front Yard Setback (50' required, 20' proposed [27.10' previously proposed]; 30' variance requested, 22.2' variance previously granted; applicant now requires a variance for the difference of 7.8') and Section 170-91B(2)(c) Retaining Wall Height (18" allowed, 48" proposed; 30" variance requested).

5. Variance  
Block: 4702; Lot: 2  
55 Lexington Drive  
Application No. 2008-72-V  
George King

R-4 Zone

Applicant proposes to enlarge existing garage. Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 7.64' proposed; 2.36' variance requested) and Section 170-99C(2) Front Yard Setback (40' required, 33.5' proposed; 6.5' variance requested).

6. Variance  
Block: 6001; Lot: 24  
Route 10 and Walnut Street  
Application No. 2008-35-PFSP  
CBS Outdoor, Inc.

R-2 Zone

Applicant proposed to install a variable message / electronic billboard, where an existing billboard currently stands. Use Variance is requested.

Adjournment