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

February 24, 2009

Conference Meeting – **7:15p.m.**

Regular Meeting – **7:30 p.m.**

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

**Conference Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Approval of Minutes – January 27, 2009
4. New Business & Continued Business –  
    Zoning Board of Adjustment Annual Report  
    Review of Interpretation for B-1 Zone
5. Approval of Memorializing Resolutions:  
    Mr. & Mrs. Van de Beek – Application No. 2008-15-V  
    Chung-Min Wang – Application No. 2008-65-V  
    Robin & Abbe Adelman – Application No. 2008-71-V  
    Joann Poto – Application No. 2008-69-V  
    George King – Application No. 2008-72-V
6. Adjournment

**Regular Meeting Agenda**

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

1. Variance (*Amendment*)  
    Block: 4303; Lot: 4  
    45 Irving Avenue  
    Application No. 2008-43-V  
    Francine Ackerman

R-4 Zone

Amendment to Resolution – Additional variance required for the violation of Section 170-99C(3) Side Yard Aggregate (15.44' required, 13.6' proposed; 1.84' variance requested)

2. Variance  
Block:2400; Lot: 47.01  
11 Grasmere Court  
Application No. 2008-76-V  
Shelly & Kevin Lipka

R-1 Zone

Applicant proposes to construct a retaining wall and fence in rear of property. Violation of Section 170-91B(4)(b) Rear Yard Fence Height (6' allowed, 18' proposed; 12' variance requested).

3. Variance  
Block: 4300; Lot: 14  
27 West Cedar Street  
Application No. 2008-85-V  
Steve & Chantal Borgella

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-99C(2) Front Yard Setback (40' required, 33.37' proposed; 6.63' variance requested), Section 170-99C(3) Side Yard Setback (10' required, 4.52' proposed; 5.48' variance requested) and Section 170-99C(3) Side Yard Aggregate (15' required, 9.39' proposed; 5.61' variance requested).

4. Variance  
Block: 4700 ; Lot: 12  
29 Winchester Road  
Application No. 2008-83-V  
Javier Torrens

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-99C(2) Front Yard Setback (40' required, 33' proposed; 7' variance requested), Section 170-99C(3) Side Yard Setback (10' required, 5.5' proposed; 4.5' variance requested), Section 170-99C(3) Side Yard Aggregate (18' required, 9.5' proposed; 8.5' variance requested) and Section 170-87BB(4) Habitable Floor Ratio (28% allowed, 29.1% proposed; 1.1% variance requested).

5. Variance  
Block: 4707; Lot: 18  
22 Concord Drive  
Application No. 2008-70-V  
Paul & Karen Castanhas

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-99C(2) Front Yard Setback (40' required, 28' proposed; 12' variance requested), Section 170-99C(4) Rear Yard Setback (35' required, 30' proposed; 5' variance requested), Section 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 3,121 SF proposed; 321 SF variance requested) and Section 170-87BB(4) Habitable Floor Ratio (28% allowed, 40.6% proposed, 12.6% variance requested).

6. Variance (*Continued Hearing from 1/27/09*)  
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