

**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**

February 26, 2008

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 22, 2008
4. Approval of Memorializing Resolutions:
  - Richard Fusco – 31 Glannon Road – Application No. 2006-64-V
  - Mr. & Mrs. Rob Bucich – 50 Baker Road – Application No. 2007-56-V
  - Anthony Andolino – 22 Preston Drive – Application No. 2007-65-V
  - Fred & Cheryl Halpern – 42 Rockledge Drive – Application No. 2007-68-V
  - Dominic Garabedian – 38 Concord Drive – Application No. 2007-81-V

Regular Meeting Agenda

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

1. Continued Hearing  
Preliminary and Final Site Plan/Variance  
Block 6503; Lot 8  
283 South Orange Avenue  
Application No. 2006-32-PFSPV  
Frances & Mary Anerousis R-1 Zone

Applicant proposes to establish a home medical office Violation of Section 170-96-A(2)a[2] that permits a medical office in the home to a maximum of 750 sq. ft. Applicant proposes 1300 sq. ft. Additional variances are required.

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE July 24, 2007 AGENDA**

2. Continued Hearing  
Variance  
Block 105; Lot 3  
321 Beaufort Avenue  
Application No. 2007-42-V  
Jason DiSarro

R-2 Zone

Applicant proposes to demolish existing home and construct new house Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 30' proposed; 30' variance requestd) Violation of Section 170-97-C(4) Minimum Rear Yard Setback (50' required' 19' proposed; 31' variance requested) Violation of Ordinance 40-2006, 170-87-AA Habitable Floor Area (2,768 required, 3,928 sq. ft. proposed; 1,160 sq. ft variance requested)

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE July 24, 2007 AGENDA**

3. Variance – Interpretation of Previous Approval  
Block 1400; Lot 1  
29 Bonnyview Drive  
Application No. 2007-74-V  
Dr. & Mrs. Alan Saunders

R-2 Zone

Applicant proposes to construct a fence Violation of Section 170-91 (4' allowed, 6' proposed; 2' variance requested)

4. Continued Hearing  
Variance  
Block 6500; Lot 10  
381 Walnut Street  
Application No. 2007-51-V  
Todd Schragen

R-1 Zone

Applicant proposes to construct a fence Violation of Section 170-91 & Ordinance No. 4-2003. (4' allowed, 6' proposed; 2' variance requested). **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE October 23, 2007 AGENDA**

5. Continued Hearing  
Variance  
Block 2400; Lot 47.01  
11 Grasmere Court  
Application No. 2007-70-V  
Kevin & Shelly Lipka

R-2 Zone

Applicant proposes to construct a retaining wall. Violation of Section 170-91-b(4) and 170-91-b-(12) (6' allowed, 15' proposed; 9' variance requested) **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE October 11, 2007 AGENDA**

6. Preliminary and Final Site Plan  
Block 6101; Lots 45, 47 & 50  
220 South Orange Avenue  
Application No. 2007-58-PFSPV  
Livingston Corporate Park

RL/R5B Zone

Applicant proposes to convert a portion of the existing office space into medical offices.