

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

February 28, 2006

Conference Meeting – 7:15 p.m.

Council Chambers – 7:30 p.m.

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

Continued Hearing

1. Use Variance
Block: 3300; Lot: 59
121 E. Cedar Street
Application No. 2005-25-V (Deemed Complete on 5/26/05)
IRK Realty R-3 Zone

AT THE APPLICANT’S REQUEST - THIS MATTER WILL BE ADJOURNED TO MARCH 28, 2005

2. Variance
Block: 2006; Lot: 1
131 E. Mt. Pleasant Parkway
Application No. 2005-37 (Deemed Complete on 7/23/05)
Nawab Agha R-4 Zone

The applicant proposes to remove an existing one-story residence and construct a new two-story residence on a corner lot. Violations of Section 16-92(c)2 – Minimum front yard setback (40’ required; 27’ proposed; 13’ variance requested); and Section 16-92(c)4 – Minimum rear yard setback (35’ required; 28’ 10” proposed; 6’ 2” variance requested).

3. Preliminary and Final Site Plan and with Variance
Block: 4803; Lots: 4, 5, & 8
16 – 28 E. Northfield Road
Application No. 2005-35-PFSPV (Deemed Complete on 7/20/05)
Northfield Mews, Inc. B/B1 - Zone

The applicant proposes to construction of a retail commercial building. Redevelopment of 4,500 sq. ft (existing) and construct 2,500 sq ft addition; approximately 4 rental units. Five parking spaces will be n a residential zone. This is in violation of Section 170-94 A (5) (d). Buffer in transition lot; also violation of Section 170-94 A (3) parking in non-residential lot.

Continued Hearing

4. Preliminary and Final Site Plan with Variance
Block: 6001; Lots: 15 & 16
565 W. Mt. Pleasant Avenue
Application No. 2005-44-PFSPV (Deemed Complete on 8/24/05)
Lucio Pavese R-2 Zone

The applicant proposes to expand existing beauty salon and additional retail space. The applicant sets forth herein both the requirements of the R-2 zone as well as, for informational purposes only, the requirements of the B-2 zone. The applicant will propose that the location and use is more in conformance with the requirements of that zone district.

Continued Hearing

5. Use Variance
Block: 702; Lot: 25
144 E. Mt. Pleasant Parkway
Application No. 2004-72-V (Deemed Complete on 9/2/05)
Dr. Farideh Golestani R-4 Zone

The applicant proposes to use this home as her dental office on the first floor and rent second floor to a resident. This is violation of Section 170-96 A 2(1) the professional must reside in the building and office use is incidental and subordinate to the use of the building as single-family residence by such person. Also parking violation of Section 170-94 (d) 4 parking setback now 15 feet and violation of Section 170-94 (e) 1 – Fifteen (15) parking spaces required, proposed nine (9); Violation of Section 170-87 1 (2) single family homes must have one-car garage; applicant proposes to use the garage as part of the dental office. Violation of Section 701-94-B (10) parking not adequate for ingress and egress (stacking 3 spaces)

Continued Hearing

6. Variance
Block: 6701; Lot: 9
7 Huntington Drive
Application No. 2005-45-V (Deemed Complete on 9/16/05)
Nancy Lefkowitz R-1 Zone

The applicant proposes to build an additional detached 2-car garage and pool cabana. Violation of Section 16-84(h)j-1 which limits the number of garage spaces to three. Additional garages would now total four (4). Also, application is in violation of accessory structures in rear yard. The structure will be in the side yard violating Section 16-84(e)I-V; all accessory structures must be in rear yard.

Continued Hearing

7. Preliminary & Final Site Plan with Variance
Block: 103; Lot: 2
111 Dorsa Avenue
Application No. 2005-52-PFSPV (Deemed Complete on 10/8/05)
Destiny Enterprises, Inc. I – Zone

The applicant proposes to convert an existing office/industrial building for use as an Adult Day Care service facility, and to construct a new handicap-access ramp. Violation of Section 16-103(a) – Not a permitted use.

Continued Hearing

8. Variance

Block: 2901; Lot:16

6 Browning Drive

Application No. 2005-57-V (Deemed Complete on 11/27/05)

Daniel Giachin

R-3 Zone

The applicant proposes to construct an in-ground pool. Violation of Section 170-96 3 8(f) – Minimum 20 ft required from all property lines; 10ft variance requested. Also pool may only be 10% of rear yard calculation; 537.50ft requested; 62.15 variance requested.

9. Variance

Block: 1302; Lot: 3

21 Congressional Parkway

Application No. 2005-63-V (Deemed Complete on 12/14/05)

Kirill & Lyubon Vasilyev

R-4 Zone

The applicant proposes to construct a 22x12 deck onto the rear of a single-family residence. Minimum Side yard of 10ft required, 6 ft proposed Violation of Section 170-91 (2) (b); Rear yard 35 ft required, 6ft proposed Violation of Section 170-91 (3) (b) and Assessor structure 10ft required 3 ft proposed Violation of Section 170-87 – E (b)

10. Variance

Block: 2400; Lot: 102

20 Mountain Ridge Drive

Application No. 2005-65-V (Deemed Complete on 12/22/05)

Scott Spiro

R-1 Zone

The applicant proposes to install a 6ft high fence in the front and side of a single-family residence. Violation of Section 170-91 (2) (b) Front Yard 4ft required, 6ft proposed. Violation of Section 170-91 (3) (b) Side Yard 5ft required, 6ft proposed.

11. Variance

Block: 1602; Lot: 59

45 Elmwood Drive

Application No. 2005-66-V (Deemed Complete on 1/5/06)

Thomas & Deborah Leslie

R-4 Zone

The applicant is proposing to construct a 2-story addition and rear deck. Minimum front yard 40 ft required, 31 ft proposed Violation of Section 170-99 C (2)
Side Yard 10 ft required, 6.5 ft proposed, Violation of Section 170-99 C (3)
Rear Yard 35 ft required, 9 ft proposed Violation of Section 170-99 C (4)
Assessor Building 10 ft required, 1 ft proposed Violation of Section 170-87 E (1) (d) (4)

12. Variance
Block: 2902 Lot:24
81 Sycamore Avenue
Application No. 2005-67-V (Deemed Complete on 1/5/06)
Mr & Mrs. Jacob

R-3 Zone

This applicant is proposing to construct a 2-story addition. Minimum Front Yard of 50 ft required, 37 ft proposed, Violation of Section 170-98 C (2)
Side Yard 21.5 ft required, 20.3 ft proposed Violation of Section 170-98 C (3)
Rear Yard 40 ft required, 13.7 ft proposed Violation of Section 170-98 C (4)

13. Variance
Block: 2301; Lot: 5
176 Laurel Avenue
Application No. 2005-42-V
Manu & Priva Mirchandani

R-2 Zone

The applicants propose to install a six-foot (6') high fence along the front and side property lines of a single-family residence. Violation of Section 16-87.1 Maximum Fence Height (4' (front) and 5" (side) permitted; 6-foot fence proposed).

14. ADOPTION OF RESOLUTIONS
James L & Mary M Fender – Application No. 2005-60-V
Robert & Lynda Pawels – Application No. 2005-50-V
Ron James – Application No. 2005-544-V
Allan Feid, Jr. – Application No. 2005-58-V

Jackie Hollis
Zoning Board Secretary