



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

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

**March 23, 2010**

Conference Meeting – **7:15 p.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 – February 23, 2010
4. New Business
5. Approval of Memorializing Resolutions:
  - Terrance & Clara Lee – Application No. 2009-58-V
  - Marcelo Luftman – Application No. 2009-62-V
  - Naomi Alaluf – Application No. 2009-71-V
  - Gaye & Richard McLaughlin – Application No. 2009-55-V
  - Danny Garabedian – Application No. 2009-72-V
  - Stephen & Amy Greenberg – Application No. 2010-3-V
  - Shilpa Kulkarni – Application No. 2009-65-V
6. Adjournment

**Regular Meeting Agenda**

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

1. Variance (*Adjourned from 11/24/09 and 1/26/10*)
  - 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).

2. Variance

Block: 3806; Lot: 13  
 42 Virginia Avenue  
 Application No. 2010-2-V  
Nilesh Patel

R-4 Zone

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

- 170-99C(3) Side Yard Setback (10’ required, 5.2’ proposed; 4.8’ variance requested)
- 170-99C(3) Side Yard Aggregate (15’ required, 10.4’ proposed; 4.6’ variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 34.93% proposed; 6.93% variance requested)

3. Variance

Block: 6001; Lot: 90  
 34 Baker Road  
 Application No. 2010-4-V  
Jihang Su

R-2 Zone

Applicant proposes to enclose rear yard deck creating a sunroom. Violation of the following sections:

- 170-97C(4) Rear Yard Setback (50’ required, 33’ proposed; 17’ variance requested)
- 170-97C(3) Side Yard Aggregate (15’ required, 12.22’ proposed; 2.78’ variance requested)
- 170-87BB(2) Habitable Floor Ratio (18% allowed, 20.15% proposed; 2.15% variance requested)

4. Variance

Block: 4602; Lot: 31  
 28 Wellington Road  
 Application No. 2010-5-V  
Martin Saiegh

R-4 Zone

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

- 170-99C(2) Front Yard Setback (40’ required, 37.77’ proposed; 2.23’ variance requested)
- 170-99C(3) Side Yard Aggregate (21’ required, 16.27’ proposed; 4.73’ variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 30.18% proposed; 2.18% variance requested)

5. Variance

Block: 4403; Lot: 34  
 30 Amherst Place  
 Application No. 2010-7-V  
Carlos Rodrigues

R-4 Zone

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

- 170-99C(2) Front Yard Setback (40’ required, 15’ proposed; 20’ variance requested)
- 170-99C(3) Side Yard Aggregate (22.5’ required, 15.68’ proposed; 6.82’ variance requested)
- 170-91B(2)(c) Retaining Wall Front Yard Setback (20’ required, -2’ proposed; 22’ variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 36.8% proposed; 8.8% variance requested)

6. Variance

Block: 1400; Lot: 33

20 North Hillside Avenue

Application No. 2010-11-V

Bradford & Robin Klatt

R-2 Zone

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

- 170-87AA(2) Habitable Floor Area (4,870 SF allowed, 5,961 SF proposed; 1,091 SF variance requested).

Adjournment