

**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**

March 25, 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 – February 26, 2008
4. Approval of Memorializing Resolution:  
Frances & Mary Anerousis – Application No. 2006-64-V

Regular Meeting Agenda

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

1. 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 PREVIOUSLY DISTRIBUTED.**

2. Variance  
Block 3900; Lot 22  
195 W. Mt. Pleasant Avenue  
Application No. 2008-4-V  
Universal Institute

R-4 Zone

Applicant proposes to use the garage to hold the storage tank for sprinkler system  
Violation of Section 170-87(i)2

3. Variance  
Block 6001; Lot 63  
7 Tower Road  
Application No. 2001-64-V  
Taeik Kim

R-2 Zone

Applicant proposes to construct a 2<sup>nd</sup> floor addition Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 45.1' proposed; 14.86' variance requested). Section 170-97-C(4) Minimum Rear Yard Setback (50" required, 48' proposed; 2' variance requested). Section 170-87-BB(2) Floor Area Ratio (18% allowed, 27.03% proposed; 9.03% variance requested). Section 170-87-E(1)(2) (10' required, 6' proposed; 4' variance requested).

4. Variance  
Block 2901; Lot 16  
6 Browning Drive  
Application No. 2007-67-V  
Daniel & Danielle Giachin

R-3 Zone

Applicant proposes to construct a cabana Violation of Section 170-87-E(1)(d)(3) Minimum Rear Yard Setback for Accessory Structures (7' required, 0.73' proposed; 6.27' variance requested).

5. Variance  
Block 1300; Lot 8  
41 Filmore Avenue  
Application No. 2007-76-V  
Phyllis Gracian

R-4 Zone

Applicant proposes to construct a 3<sup>rd</sup> floor addition Violation of Section 170-87-BB Habitable Floor Area (2800 allowed, 2927 proposed; 127 sq. ft. variance requested) Floor Area Ratio (0.28 required, .36 proposed; .08 variance required). Minimum Front Yard Setback (40' required, 35.45' proposed; 4.55' variance requested)

6. Variance  
Block 4300; Lot 33  
40 Amelia Avenue  
Application No. 2007-84-V  
Weisong Xia & Qi Li

R-4 Zone

Applicant proposes to construct a 2<sup>nd</sup> floor addition and new front porch Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 37.3' proposed; 2.7' variance requested) Setback Between Structures (10' required, 7' proposed; 3' variance requested)

7. Variance  
Block 6502; Lot 1  
2 Hastings Lane  
Application No. 2007-86-V  
Mr. & Mrs. Nick Pollaro

R-1 Zone

Applicant proposes to construct an addition Violation of Section 170-96-C(2) Minimum Front Yard Setback (75' required, 71' proposed; 4' variance requested). 170-87-L(1)(a) Front Side Yard Setback (60' required, 40.75' proposed; 19.25' variance requested)

8. Variance  
Block 3900; Lot 102  
59 Mounthaven Drive  
Application No. 2008-1-V  
David & Lois Drankikoft

R-4 Zone

Applicant proposes to construct a deck Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 7.7' proposed; 2.3' variance requested) Aggregate Side Yard (21' required, 16.2' proposed; 4.8' variance requested).

9. Variance  
Block 2104; Lot 2.03  
31 Overlook Road  
Application No. 2008-6-V  
David Ennis

R-1 Zone

Applicant proposes to construct a fence Violation of Section 170-91-B(4) (b) Fence can not exceed 6'.