

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

March 28, 2006

Council Chambers – 7:00 p.m.

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

1. Preliminary & Final Site Plan with Variance
Block 4803 Lots 4, 5, & 8
Application No. 2005-35-PFSPV
16-28 E Northfield Road
Northfield Mews, Inc.

B/B1 Zone

The applicant proposes to construction of 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 in 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.

2. Continued Hearing
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.

3. Continued Hearing
Use Variance
Block 3300 Lot 59
121 E Cedar Street
Application No. 2005-27-V
IRK Realty, LLC

R-3 Zone

The applicant proposes to renovate and to vertically expand a pre-existing nonconforming second dwelling unit with the existing building footprint. Violation of Section 16-86 – Expansion on non-conforming use

4. Continued Hearing
Preliminary & Final Site Plan with Variance
Block 702 Lot 25
Application No. 2004-72-PFSPV
144 E Mt Pleasant Avenue
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 office 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 170-94 (D)4 parking setback now 15 feet and violation 170-94 (E) 1- fifteen (15) parking spaces required, proposed nine (9); violation 170-87 I (2) single family homes must have one car garage, they would like 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)

5. Adoption of Resolutions

Jackie Hollis
Zoning Board Secretary