

March 23, 2005

## ZONING BOARD OF ADJUSTMENT SPECIAL MEETING March 29, 2005

Conference Room – 7:15 PM  
Council Chambers – 7:30 PM

1. Discussion and Decision

Variance

Block: 3604; Lot: 8

14 Shadowlawn Drive

Application No. 2004-12-V

Sylvia & Martin Heller

R-3 Zone

2. Continued Hearing

Variance

Block: 4400; Lot: 14

35 Amherst Place

Application No. 2004-88-V

Marcello & Andrea Bonvini

R-4 Zone

The applicants propose to construct an 8' X 27' 3" covered front porch, a 20' X 26'2" two-story rear addition, and a 3' X 11' 10" covered rear porch onto a single-family residence. Violations of Section 16-92(c)2 – Minimum Front Yard Setback (40' required; 18.03' proposed; 22' variance requested), Section 16-92(c)3 – Minimum Side Yard Setback (10' required; 3.48' proposed; 6.52' variance requested); Minimum Aggregate Side Yard Setbacks (30% of lot width or 15' required; 11.15' proposed; 3.85' variance requested); Section 16-92(c)4 – Minimum Rear Yard Setback (35' required; 22' proposed; 13' variance requested); and Section 16-84(v) – Maximum Building Coverage Ratio (25% permitted; 32% proposed).

3. Variance

Block: 3901; Lot: 41

15 Edgemere Road

Application No. 2004-73-V

Keith & Michelle Lelia

R-4 Zone

The applicants propose to maintain an existing space, which had been illegally converted from an attached garage to living space. Violation of Section 16-84(i) One garage space required.

4. Variance

Block: 3603; Lot: 20

9 Tremont Terrace

Application No. 2004-85-V

Robert D. Towey

R-3 Zone

The applicant proposes to construct a 16' X 20' screened porch on a portion of an existing deck. Violations of Section 16-91(c)3 – Minimum aggregate side yard setback (30% of lot width or 60' required; 52' proposed; 8' variance requested) and Section 16-91(c)4 – Minimum rear yard setback (40' required; 27' proposed; 13' variance requested).

ZONING BOARD OF ADJUSTMENT AGENDA

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5. Variance

Block: 2101; Lot: 6

6 Orchard Lane

Application No. 2004-92-V

Karen Karlson

R-3 Zone

The applicant proposes to install a 14' X 28' in-ground swimming pool in the rear yard of a single-family residence. Violations of Section 16-89(a)(8)(i) – Maximum pool area (10% of rear yard area or 373.8 sq.ft. permitted; 392 sq.ft. (11%) proposed) and Section 16-89(a)(8)(vi) – Minimum pool setback (20' required; 12' proposed; 8' variance requested).

6. Variance

Block: 4603; Lot: 13

48 Concord Drive

Application No. 2004-93-V

Steven & Stacey Siegel

R-4 Zone

The applicants propose to construct a 5' 10" X 24' two-story addition and a 15' 5" X 23' 2" one-story addition onto a single-family residence. Violations of Section 16-92(c)4 – Minimum rear yard setback (35' required; 26.7' proposed; 8.3' variance requested).

7. Use Variance

Block: 6300; Lot: 1

266 South Orange Avenue

Application No. 2004-71-V

Livingston Service Center LLC t/a Academy Exxon

B-1 Zone

The applicant proposes to convert a portion of an existing service station for use as a convenience store. Violation of Section 16-85(c)6 – Convenience store at Gasoline Filling Station not permitted.

8. Preliminary and Final Site Plan and Use Variance

Block: 1409; Lots: 7 & 8

35 North Livingston Avenue

Application 2004-98-PFSPV

Weichert Realtors

R-4 Zone

The applicant proposes to remove an existing office building and to construct a 5,996 sq.ft. two-story office building with seven (7) additional parking spaces. Violation of Section 16-85(b)4 – Maximum Floor Area of Building on a Transition Lot. (4,500 sq.ft. permitted; 5,996 sq.ft. proposed).

9. Adoption of Resolutions

Joseph J. Roberts, P.P.  
Clerk, Zoning Board of Adjustment