

**TOWNSHIP OF**  **LIVINGSTON**

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**ZONING BOARD OF ADJUSTMENT REGULAR MEETING**

**April 24, 2007**

**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**

1. Continued Hearing  
Variance  
Block 4205; Lot 4  
105 Kimball Avenue  
Application No. 2006-49-V  
Bonnie Chen

R-4 Zone

Applicant proposes to construct a second-floor addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 36.2' proposed; 3.8' variance requested) Section 170-99-C(3) Minimum Side Yard Setback (10' required, 5.9' proposed; 4.1' variance requested) Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 31.2' proposed; 3.8' variance requested)

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE DECEMBER 12, 2006 AGENDA**

2. Continued Hearing  
Variance  
Block 3901; Lot 85  
110 Hillside Avenue  
Application No. 2006-90-V  
Raj & Priya Dava

R-3 Zone

Applicant proposes to construct a new single-family residence Violation of Section 170-87 Allowable Habitable Floor Area (3,520 sq. ft allowed, 4,573 sq. ft proposed; 1,053 sq. ft. variance requested) 170-98-C-3 Combined Side Yard (25.2' required, 21' proposed; 4.2' variance requested)

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE FEBRUARY 27, 2007 AGENDA**

3. Reconsideration of Determination  
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 the 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. **Application was approved on December 12, 2006.**  
**Resolution of Approval pending.**

4. Variance  
Block 4002; Lots 1 & 13  
12 North Cedar Parkway  
Application No, 2006-104-V  
Mr. & Mrs. Joel Lightner

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C-2 Minimum Front Yard Setback (40' required, 19.5' proposed; 10.5' variance requested).

5. Variance  
Block 7500; Lot 21  
43 Chestnut Street  
Application No. 2007-6-V  
Paul F. Gelenites

R-1 Zone

Applicant proposes to construct an addition Violation of Section 170-87-L-2-A Corner Lot Setback (37.5' required; 10.05' proposed). Violation of Section 170-96-C-2 Minimum Front Yard Setback (75' required, 33.5' proposed; 41.5' variance requested) Violation of Section 170-96-C-3 Minimum Side Yard Setback (15' required. 5' proposed; 10' variance requested)

6. Variance  
Block 2400; Lot 47.01  
11 Grasmere Court  
Application No. 2007-8-V  
Shelly & Kevin Lipka

R-2 Zone

Applicant proposes to construct a single-family residence Violation of Section 170-87-I-1 Garages in residential district (3 car garage allowed; 4-car garage proposed) Violation of Section 170-97-C-1 Building Height (35' allowed; 38.4' proposed; 3.4' variance requested)

7. Variance  
Block 2400; Lot 75  
6 Thames Drive  
Application No. 2007-12-V  
Murray & Batsheva Halpern

R-2 Zone

Applicant proposes to construct an addition Violation of Section 170-97-C-3 Aggregate Side Yard Setback (40.53' required, 28.13' proposed; 12.4' variance requested)  
Violation of Section 170-96-A-8 Location of Outdoor Swimming Pools (required only in rear yard)

Jackie Coombs-Hollis  
Zoning Board Secretary