



357 South Livingston Avenue • Livingston, New Jersey 07039
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETING**

April 16, 2009

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 – March 24, 2009
4. New Business & Continued Business
5. Approval of Memorializing Resolutions:
 - Francine Ackerman – Application No. 2008-43-V
 - Emily O'Malley – Application No. 2008-75-V
 - Bruce & Lynn Schonbraun – Application No. 2008-64-V
6. Adjournment

Regular Meeting Agenda

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

1. Variance
 - Block: 3202; Lot: 35
 - 43 Brookside Avenue
 - Application No. 2008-84-V
 - Philip Pondiscio

R-4 Zone

Applicant proposes to construct new front porch. Violation of the following sections:

- 170-99C(2) Front Yard Setback (35' required, 19.66' proposed; 15.34' variance requested)
- 170-87E(1)(d)(4) Accessory Building Side Yard Setback (5' required, 1.94' proposed; 3.06' variance requested)
- 170-87E(1)(b) Accessory Building Between Structures (10' required, 1.5' proposed; 8.5' variance requested)

2. Variance
 Block: 1600; Lot: 68
 182 North Livingston Avenue
 Application No. 2009-5-V
Cathie & Alan Rankin R-4 Zone

 Applicant proposes to construct new rear yard deck. Violation of the following section:
 - 170-99C(4)(b) Rear Yard Setback (Deck exceeds height allowed in setback; 35' required, 27.7' proposed; 7.21' variance requested)

3. Variance
 Block: 1508; Lot: 18
 22 Deefield Road
 Application No. 2009-6-V
Angie & John Ratkowitz R-4 Zone

 Applicant proposes to construct utility closet in existing garage. Violation of the following sections:
 - 170-3 Garage Length (20' required, 12.6' proposed; 7.4' variance requested)
 - 170-87E(1)(d)(4) Accessory Building Rear Yard Setback (5' required, .4' proposed; 4.6' variance requested)
 - 170-87E(1)(d)(4) Accessory Building Side Yard Setback (5' required, 2.14' proposed; 2.86' variance requested)

4. Variance
 Block: 2004; Lot: 80
 18 Tanglewood Drive
 Application No. 2009-10-V
Paul Velelis R-3 Zone

 Applicant proposes to construct new fence in rear of property. Violation of the following sections:
 - 170-91B(3)(c) Side Yard / Corner Lot Fence (48" height allowed, 72" height proposed; 24" height variance requested)
 - 170-91B(3)(c) Side Yard / Corner Lot Fence (50% open fence required; closed fence proposed /variance requested)

5. Variance
 Block: 7100; Lot 5
 26 Notchill Drive
 Application No. 2009-2-V
Steve Leavy R-1 Zone

 Applicant proposes to raise existing roof and remodel single family residence. Violation of the following sections:
 - 170-96C(2) Front Yard Setback (75' required, 60.8' proposed; 14.2' variance requested)
 - 170-96C(4) Rear Yard Setback (75' required, 59.1' proposed; 15.9' variance requested)

6. Variance
 Block: 3000; Lot 33
 180 East Cedar Street
 Application No. 2009-4-V
Michelle & Philip Scharago R-3 Zone

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

- 170-98C(2) Front Yard Setback (50' required, 16.54' proposed; 33.46' variance requested)
- 170-98C(3) Side Yard Setback (10' required, 4.8' proposed; 5.2' variance requested)
- 170-87L(2)(c) Side Street Setback (25' required, 16.25' proposed; 8.75' variance requested)

7. Variance

Block: 6001; Lot: 110

43 Baker Road

Application No. 2008-78-V

Merick & Jennifer Limsky

R-2 Zone

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

- 170-97C(3) Side Yard Setback (15' required, 10' proposed; 5' variance requested)
- 170-97C(4) Rear Yard Setback (50' required, 42' proposed; 8' variance requested)
- 170-87BB(2) Habitable Floor Ratio (18% allowed, 22.9% proposed; 4.9% variance requested)

Adjournment