

**TOWNSHIP OF**  **LIVINGSTON**

357 South Livingston Avenue • Livingston, New Jersey 07039  
Office 973-535-7954 – Fax 973-992-1016

**ZONING BOARD OF ADJUSTMENT SPECIAL MEETING**

**May 9, 2006**

Council Chambers – 7:00 p.m.

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

1. Continued Hearing  
Variance  
Block 4001; Lot 8  
13. N. Cedar Parkway  
Application No. 2005-59-V  
Andrew & Susan Nardone

R-4 Zone

Applicant proposes to construct an addition to the side and rear of the property Violation of Section 170-99-c(2) – Minimum Front Yard Setback (40’ required; 35.8’ proposed; 4.2’ variance requested) and 170-99-c(3) – Minimum Side Yard Setback (10’ required; 5’ proposed’ 5’ variance requested).

2. Continued Hearing  
Variance  
Block 4007; Lot 14  
42 Mounthaven Drive  
Application No. 2005-69-V  
William & Donna McDonald

R-4 Zone

Applicant proposes to construct a 21’ above ground pool Violation of Section 170-99-c(4) – Minimum Rear Yard Setback (35’ required; 23’ proposed; 12’ variance requested) and Violation of Section 170-96-8(f) – Minimum Pool Side Yard setback (20’ required; 16’ proposed; 4’ variance requested).

3. Variance  
Block 5500; Lot 32  
252 Hillside Avenue  
Application No. 2005-64-V  
Patrick & Yuan Tappe

R-3 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-98-c(3) - Minimum Side Yard Setback (10’ required, 6.63’ proposed; 3.37’ variance requested). PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE APRIL 25, 2006 AGENDA

4. Variance  
Block 7500; Lot 36  
33 Chestnut Street  
Application No. 2005-73-V  
Mark Teitelbaum

R-1 Zone

The applicant proposes to construct a new single-family house. Violation of Section 170-96-c(2) – Minimum Front Yard Setback (75’ required; 50’ proposed; 25’ variance requested).

5. Variance  
Block: 7500; Lot 34  
39 Chestnut Street  
Application No. 2006-25-V  
Mark Teitelbaum

R-1 Zone

The applicant proposes to replace front stairs Violation of Section 170-96-c(2) – Minimum Front Yard Setback (75’ required; 12.05’ proposed; 62.95’ variance requested).

6. Variance  
Block 4904; Lot 16  
42 Crescent Road  
Application No. 2006-13-V  
Robert Dillon

R-4 Zone

Applicant propose to maintain a shed that is currently in Violation of Section 170-87-E-1(d)4 – Accessory Structures (5’ required; 3.21’ proposed; 1.79’ variance requested).

7. Variance  
Block 5003; Lot 13  
22 Sterling Drive  
Application No. 2006-17-V  
Declan & Geralyn Kelly

R-3 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-98-c(3) – Minimum Side Yard Setback (10’ required; 9.3’ proposed; .7’ variance requested) Section 170-98-c(4) – Minimum Rear Yard Setback (40’ required; 32’ proposed; 8’ variance requested).

8. Variance  
Block 4504; Lot 8  
59 Hazelwood Avenue  
Application No. 2006-18-V  
Michael & Allison Tevlin

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-97-c(4) – Minimum Side Yard Setback (10’ required; 5.83 proposed; 4.17 variance requested). 170-87-L-2(d) – Minimum Side Street Setback ( 20’ required; 17.07’ proposed; 2.03’ variance requested). Accessory Structure Violation of Section 170-87-E-1(e) – Shed is in side yard not rear yard (5’ variance requested).

9. Variance  
Block 4400; Lot 64  
36 Bennington Road  
Application No. 2006-27-V  
Thomas Smith

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-99-c(2) – Minimum Front Yard Setback (40’ required; 31.5’ proposed; 8.5’ variance requested) – Section 170-99-c(3) – Aggregate Side Yard Setback (21’ required; 19.77’ proposed; 1.23 variance requested).

10. Variance  
Block 3802; Lot 12  
21 Grand Terrace  
Application No. 2006-29-V  
Mario J. Comesanas

R-4 Zone

Applicant proposes to construct a 16x24 above ground pool, Violation of Section 170-96-3-8(a) – Pool shall not exceed 10% of the rear yard area; 6.9% variance requested. 170-96-3-8(f) Pool shall not be closer than 20’ to any side or rear lot lines, 10’ proposed; 10’ variance requested. 170-87-E-1(b) Accessory buildings shall be located at least 10’ from any principal structure; 8’ proposed; 2’ variance requested.

11. Variance  
Block 1404; Lot 4  
3 Hamilton Lane  
Application No. 2006-30-V  
Christopher Santos

R-4 Zone

Applicant proposes to construct a 15-25 addition Violation of Section 170-99-c(2) – Minimum Front Yard Setback (40’ required; 31’ proposed; 9’ variance requested) Section 170-99-c(4) – Minimum Rear Yard Setback (35’ required; 24.3’ proposed; 10.7’ variance requested).

12. Variance  
Block 402; Lot 2  
65 Rockledge Drive  
Application No. 2006-33-V  
Stephanie & David Blee

R-2 Zone

Applicant proposes to construct a 1-story addition and deck. Violation of Section 170-97-c(4) – Minimum Rear Yard Setback ( 50’ required; 35’ proposed; 15’ variance requested).

13. Variance  
Block 106; Lot 10  
241 Beaufort Avenue  
Application No. 2006-44-V  
Dmitry & Mila Tartakovsky

R-2 Zone

Applicant proposes to install a 6’ high fence Violation of Section 170-91-2(b); 170-91-3(b) (4’ allowed; 6’ proposed’ 2’ variance requested)

14. Variance  
Block 2400; Lot 29  
4 Trafalgar Drive  
Application No. 2006-34-V  
James Peck

R-1 Zone

Applicant proposes to construct an addition over existing garage Violation of Section 170-96-c(2) – Minimum Front Yard Setback (75' required; 48' proposed; 27' variance requested).

15. Adoption of Resolutions

Jackie Hollis  
Zoning Board Secretary