

**TOWNSHIP OF**  **LIVINGSTON**

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

**ZONING BOARD OF ADJUSTMENT REGULAR MEETING**

**May 23, 2006**

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**

Continued Hearing

1. Use Variance

Block: 702; Lot: 25

144 E. Mt. Pleasant Avenue

Application No. 2004-72-V (Deemed Complete on 9/2/05)

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 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 of Section 170-94 (d) 4 parking setback now 15 feet and violation of Section 170-94 (e) 1 – Fifteen (15) parking spaces required, proposed nine (9); Violation of Section 170-87 1 (2) single family homes must have one-car garage; applicant proposes 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parking not adequate for ingress and egress (stacking 3 spaces) **AT THE APPLICANT'S REQUEST, THIS APPLICATION HAS BEEN WITHDRAWN.**

2. Variance

Block 3702; Lot 4

16 Audobon Road

Application No. 2006-1-V

Mr. & Mrs. Richard Levin

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-99-c(2) - Minimum Front Yard (40' required, 38' proposed; 2' variance requested). Section 170-99-c(3) - Minimum Side Yard Setback (10' required, 6.41' proposed; 3.59 ft variance requested). Combined Side Yard (21.5' requested, 17.07' proposed; 4.43' variance requested).

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE APRIL 25, 2006 AGENDA**

3. 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 170-99-c(3) – 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).

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE MAY 9, 2006 AGENDA

4. 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.

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE MAY 9, 2006 AGENDA

5. Preliminary & Final Site Plan/Variance  
Block 6100; Lot 30  
110 South Orange Avenue  
Application No. 2006-5-PFSPV  
Joseph Kushner Hebrew Academy

R-L Zone

Applicant proposes to construct a 2-story addition to the existing 1-story masonry building, install 32 pre-fabricated cabins along the rear side of the property and construct a 35-40 storage building. Violation of Section 170-88-A(2)(c) and Section 170-88-A-(3)(c) – Accessory Structures Setback (50’ required; 39’ proposed; 11’ variance requested) Violation of Section 170-87-E(2)(c) – Distance between accessory buildings (1/2 of the height of the accessory building required; less than 1/2 proposed) (No accessory building within the side yard setback; accessory building within the setback)

**AT THE APPLICANT’S REQUEST, THIS APPLICATION HAS BEEN ADJOURNED**

6. Preliminary & Final Site Plan/Use Variance  
Block 1103; Lot 15  
PSEG Tower #2/2  
Application No. 2006-21-PFSPV  
Verizon Wireless

R-4 Zone

Applicant proposes to construct a wireless telecommunications facility. A D(1) Use Variance is required for a use or principal structure in a district restricted against such use, and a D(6) Use Variance is required for a height of a principal structure which exceeds 10' or 10% the maximum height permitted. Violation of Section 170-87-E(2)(b) Distance between accessory structure and principal structure; 10'4" required, less than 10'4" proposed

Jackie Hollis  
Zoning Board Secretary