

June 6, 2005

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING June 14, 2005

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

1. Continued Hearing
Preliminary and Final Site Plan and Use Variance
Block: 3100; Lot: 57
311 South Livingston Avenue
Application No. 2005-30-PFSPV P-B Zone
Livingston Care Center LP

The applicant has submitted revised plans for a proposed addition onto an existing nursing home.

2. Preliminary and Final Site Plan and Use Variance
Block: 1409; Lots: 7 & 8
35 North Livingston Avenue
Application 2004-98-PFSPV R-4 Zone
Weichert Realtors

The applicant has submitted revised plans for a 6,000 sq.ft. office building with 44 shared parking spaces. Violations of Section 16-85(b)(4) – Maximum Floor Area (4,500 sq.ft. permitted; 6,000 sq.ft. proposed); Section 16-85(b)(3) – Minimum Side Yard Setback (25' required; 20' proposed); Section 16-92(c)(2) – Minimum Front Yard Setback (40' required; 17' proposed) and Section 16-87(a)(6)(i) – Minimum sign setback (20' required; 8' proposed) and Maximum sign area (5 sq.ft. permitted; 8 sq.ft. proposed)

3. Adoption of Resolutions

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