

**TOWNSHIP OF**  **LIVINGSTON**

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**ZONING BOARD OF ADJUSTMENT SPECIAL MEETING**

**Thursday, June 21, 2007**

Council Chambers – 7:30 p.m.

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

1. Variance  
Block 2404; Lot 45  
40 Westmount Drive  
Application No. 2007-4-V  
Andrew & Debra Merkin

R-2 Zone

Applicant constructed a “Sports Court” Violation of Section 170-96 (A)(9)(B)(d) Minimum Rear Yard Setback (10’ required, 1.7’ proposed; 8.3’ variance requested) Minimum Side Yard Setback (10’ required, 5.9’ proposed; 4.1’ variance requested) Storage Container Placement (10’ required, 1.8’ proposed; 8.2’ variance requested) Additional Variance Requested for Outdoor Lighting

2. Variance  
Block 3902; Lot 20  
24 Mt. Pleasant Avenue  
Application No. 2007-21-V  
Connie & Wai Man Lam

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Ordinance #40-2006(2) and Violation of Section 170-87(b) Habitable Floor Area Ratio (0.28 allowed; 0.43 proposed) Minimum Side Yard Setback (10’ required, 9.93 proposed; .07’ variance requested)

3. Variance  
Block 5001; Lot 3  
191 W. Northfield Road  
Application No. 2007-25-V  
Dong Ho Yum & Ji Young Yum

R-4 Zone

Applicant proposes to demolish existing house and construct a 2-story single-family dwelling  
Violation of Ordinance #40-2006 Maximum Habitable Floor Area (2800 sq. ft allowed, 3810 proposed, 1,010 sq. ft. variance requested)

4. Variance  
Block 2100; Lot 60  
26 Sunset Road  
Application No. 2007-26-V  
Mr. & Mrs. Jo-Ann Poto

R-3 Zone

Applicant proposes to demolish existing house and construct a 2-story single-family residence  
Violation of Ordinance #40-2006 Maximum Habitable Floor Area (2100 sq. ft. allowed, 2878 proposed; 778 sq. ft. variance requested) Violation of Section 170-98-C(2) & 170-98-C(3)  
Minimum Front yard Setback (50' required, 27.10' proposed; 22.2' variance requested)  
Minimum Rear Yard Setback (40' required, 29' proposed; 11' variance requested)

5. Variance  
Block 4703; Lot 22  
28 Midway Drive  
Application No. 2007-27-V  
Mr. & Mrs. Andrew Cassese

R-4 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-3-A Minimum Private Garage Size (12x20 required, 10x15' 6" proposed) Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 29' proposed; 6' variance requested) Maximum Habitable Floor Area (1,820 sq. ft required; 1980 proposed; 160 sq. ft variance requested)

6. Variance  
Block 2002; Lot 26  
4 Tabor Court  
Application No. 2007-29-V  
Debra & Alan Wenig

R-3 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-98-C(4) Minimum Rear Yard Setback (40' required; 31' proposed; 9' variance requested)

7. Variance  
Block 1306; Lot 23  
26 Countryside Drive  
Application No. 2007-30-V  
Victor Souffront

R-4 Zone

Applicant proposes to construct a in-ground pool Violation of Section 170-96(A)8(f) Location of Pool Left Side (20' required, 12' proposed; 8' variance requested) Location of Pool Right Side (20' required, 13' proposed; 7' variance requested)

8. Variance  
Block 4700; Lot 30  
6 Hazelwood Avenue  
Application No. 2007-31-V  
Mr. & Mrs. Drukarov

R-4 Zone

Applicant proposes to construct a front addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 18' proposed; 22' variance requested) Minimum Side Yard Setback (10' required, 7.2' proposed; 2.8' variance requested)

9. Variance  
Block 4800; Lot 12  
16 Collins Terrace  
Application No. 2007-38-V  
John Dawli

R-4 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 23.5' proposed; 16.5' variance requested) Violation of Section 170-99-C(3) Aggregate Side Yard Setback (17.4' required, 15.63' proposed; 1.77' variance requested)

10. Variance  
Block 3201; Lot 18  
31 Glannon Road  
Application No. 2006-64-V  
Richard Fusco

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 22.32' proposed; 17.68' variance requested) Minimum Side Yard Setback (10' required, 5.93' proposed; 4.07' variance requested) Violation of Ordinance #40-2006 Maximum Habitable Floor Area ( 2800 sq. ft. allowed, 3404 proposed; 604 sq. ft. variance requested)

Jackie Coombs-Hollis  
Zoning Board Secretary