

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

June 27, 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

1. Preliminary & Final Site Plan with Variance
Block 4803 Lots 4, 5, & 8
Application No. 2005-35-PFSPV
16-28 E Northfield Road
Northfield Mews, Inc.

B/B1 Zone

The applicant proposes to construction of retail commercial building. Redevelopment of 4,500 sq ft (existing) and construct 2,500 sq ft addition; approximately 4 rental units. Five parking spaces will be in a residential zone. This is in violation of Section 170-94 A (5) (d). Buffer in transition lot; also violation of Section 170-94 A (3) parking in non residential lot.

2. Continued Hearing
Preliminary and Final Site Plan with Variance
Block: 6001; Lots: 15 & 16
565 W. Mt. Pleasant Avenue
Application No. 2005-44-PFSPV (Deemed Complete on 8/24/05)
Lucio Pavese

R-2 Zone

The applicant proposes to expand existing beauty salon and additional retail space. The applicant sets forth herein both the requirements of the R-2 zone as well as, for informational purposes only, the requirements of the B-2 zone. The applicant will propose that the location and use is more in conformance with the requirements of that zone district.

3. Variance
Block 5900; Lot 22
Application No. 2006-10-V
37 Walnut Street
Martin & Joanne Dowd

R-2 Zone

Applicant proposes to construct a 2-story addition violation of Section 170-97-(c) (2) Minimum Front Yard Setback (60' required, 33.22' proposed; 26.78' variance requested). Violation of Section 170-97-(c) (3) Minimum Side Yard Setback (15' required, 9.43' proposed; 5.57' variance requested).

4. Variance
Block 4702; Lot 5
Application No. 2006-36-V
37 Midway Drive
John & Judyth Losardo

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-99-(c) (2) Minimum Front Yard Setback (40' required, 35' proposed; 5' variance requested) Violation of Section 170-99-(c) (4) Minimum Rear Yard Setback (35' required, 26.52' proposed; 8.48' variance requested).

5. Variance
Block 1300; Lot 19
Application No. 2006-35-V
13 Filmore Avenue
Kalpesh & Nisha Kenia

R-4 Zone

Applicant proposes to demolish an existing structure and shed and construct a new 2-story dwelling Violation of Section 170-99-(c) (2) Minimum Front Yard Setback (40' required, 17.5' proposed; 22.5' variance requested).

6. Variance
Block 1303; Lot 3
Application No. 2006-39-V
119 N. Livingston Avenue
Shlomil & Dror Frommer

R-4 Zone

Applicant proposes to construct a 12x34 deck Violation of Section 170-99-(c) (4) Minimum Rear Yard Setback (35' required, 22' proposed; 13' variance requested).

7. Variance
Block 1700; Lot 18
Application No. 2006-43-V
66 Palmer Drive
Mahesh Chudasama

R-4 Zone

Applicant proposes to construct a 20x12 deck Violation of Section 170-99-(c) (4) Minimum Rear Yard Setback (35' required, 24' proposed; 11' variance requested).

8. Variance
Block 3300; Lot 61
Application No. 2006-47-V
115 East Cedar Street
Martin DeMarzo

R-3 Zone

Applicant proposes to construct an addition over garage Violation of Section 170-98-(c) (3) Minimum Front Yard Setback (50' required, 31.5' proposed; 18.5' variance requested) Minimum Side Yard Setback (10' required, 1' proposed; 9' variance requested)

9. Variance
Block 4800; Lot 32
Application No. 2006-50-V
28 W. Hobart Gap Road
Glen & Barbara Podinker

R-4 Zone

Applicant proposes to install a 6' high fence Violation of Section 170-91-B-(2) (b) Fences shall not be taller than 48" at its highest point nor less than 50% open.

Jackie Hollis
Zoning Board Secretary