

TOWNSHIP OF  LIVINGSTON

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ZONING BOARD OF ADJUSTMENT

June 10, 2008 - 7:00 p.m.

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

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Approval of Minutes
4. Approval of Memorializing Resolutions:

Regular Meeting Agenda:

Call to Order
Statement of Compliance with Open Public Meetings Act
Roll Call

1. Extension of Previously Approved Resolution
Block 4803; Lot 45
16-28 E. Northfield Road
Application No. 2005-35-PFSPV
Northfield Mews

2. Interpretation of Previous Approval
Block 1400; Lot 1
29 Bonnyview Drive
Application No. 2007-74-V
Dr. & Mrs. Alan Saunders

R-2 Zone

Applicant received approval to construct a fence. Resolution memorialized 12/2007.

3. Continued Hearing
Variance
Block 2901; Lot 16
6 Browning Drive
Application No. 2007-67-V
Daniel & Danielle Giachin

R-3 Zone

Applicant proposes to construct a cabana Violation of Section 170-87-E(1)(d)(3) Minimum Rear Yard Setback for Accessory Structures (7' required, 0.73' proposed; 6.27' variance requested).

4. Variance
Block 2104; Lot 2.03
31 Overlook Road
Application No. 2008-6-V
David Ennis

R-1 Zone

Applicant proposes to construct a fence Violation of Section 170-91-B(4) (b) Fence can not exceed 6'.

5. Variance
Block 700; Lot 18
14 Surrey Lane
Application No. 2008-17-V
Michael & Ellen Gonik

R-2 Zone

Applicant proposes to expand the existing garage Violation of Section 170-97-C(3) Minimum Side Yard Setback (15' required, 10.16' proposed; 4.84' variance requested) Aggregate Side Yard Setback (31.8' required, 26.35' proposed; 5.45' variance requested).

6. Variance
Block 3300; Lot 20
52 Havenwood Drive
Application No. 2008-20-V
Andrew & Michelle Cohen

R-3 Zone

Applicant proposes to construct an addition Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' required, 42' proposed; 8' variance requested) 170-98-C(3) Aggregate Side Yard Setback (30.6' required, 29.4' proposed; 1.2' variance requested)

7. Variance
Block 3800; Lot 25
17 Mt. Pleasant Parkway
Application No. 2008-23-V
Mr. & Mrs. Erwin Dalangin

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(4) Minimum Side Yard Setback (10' required, 5.7' proposed; 4.3' variance requested)

8. Variance
Block 2906; Lot 40
17 Bearbrook Lane
Application No. 2008-24-V
Barry & Ellen Wagenberg

R-3 Zone

Applicant proposes to expand a deck Violation of Section 170-98-C(4) Minimum Rear Yard Setback (40' required, 39.03' proposed; 0.97" variance requested) 170-87-E-1(d)(3) Accessory Structure Setback (7' required, 6.31' proposed; 0.69" variance requested) (7' required, 2.95' proposed; 4.05' variance requested)

9. Variance
Block 701; Lot 4
23 Fawn Drive
Application No. 2008-25-V
Larry & Barbara Ellberger

R-2 Zone

Applicant proposes to construct a new deck Violation of Section 170-97-C(3) Aggregate Side Yard Setback (45.3' required, 33.02' proposed; 12.28' variance requested)

10. Variance
Block 3402; Lot 29
48 Rumson Road
Application No. 2008-26-V
Gregg Auerbach

R-3 Zone

Applicant proposes to expand an existing deck Violation of Section 170-98-C(3) Minimum Side Yard Setback (10' required, 5' proposed; 5' variance requested)

11. Variance
Block 5500; Lot 82
29 Wynnewood Road
Application No. 2008-31-V
Joan Cohen & Thomas Shaw

R-3 Zone

Applicant proposes to construct a vestibule Violation of Section 170-98-C(2) (Minimum Front Yard Setback (50' required, 38.12' proposed; 11.88' variance requested)

12. Variance
Block 3901; Lot 149
10 Marisa Court
Application No. 2008-34-V
Susan Greenwald

R-5 Zone

Applicant proposes to construct a deck Violation of Section 170-97-C(4) Minimum Rear Yard Setback (35' required, 29.4' proposed; 5.8' variance requested)

13. Variance
Block 3900; Lot 7
12 Mount Vernon Court
Application No. 2008-14-V
Mr. & Mrs. Gregg Stone

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-87-AA(4) Maximum Habitable Floor Area (2800 sq. ft allowed, 3269 sq. ft proposed; 469 sq. ft variance requested) Shed will be removed.

14. Variance
Block 1600; Lot 21
28 Longacre Drive
Application No. 2008-18-V
David & Rochelle Gordon

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 8.1' proposed; 1.9' variance requested) (10' required, 8.54' proposed; 1.46' variance requested) Floor Area Ratio (28% allowed, 32% proposed; 4% variance requested)

15. Variance
Block 6701; Lot 5
14 Coventry Road
Application No. 2008-19-V
Mr. & Mrs. Garfinkel

R-1 Zone

Applicant proposes to construct an addition Violation of Section 170-96-C(2) Minimum Front Yard Setback (75' required, 62' proposed; 13' variance requested) 170-96-C(4) Minimum Rear Yard Setback (75' required; 57' proposed; 18' variance requested) 170-87 Floor Area Ratio (15% allowed, 21.9% proposed; 6.9% variance requested) 170-87-E-1(d)(1) Accessory Structure Setback (10' required, 5.63' proposed; 4.37' variance requested) (10' required, 5.85' proposed; 4.15' variance requested) APPLICATION WILL BE ADJOURNED TO AUGUST 14, 2008.

16. Variance
Block 1301; Lot 1
47 Congressional Parkway
Application No. 2008-22-V
Timothy Wu & Regina Yuen

R-4 Zone

Applicant proposes to construct a garage addition and a 2nd-story addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 30.53' proposed; 9.47' variance requested) 170-99-C(4) Minimum Rear Yard Setback (35' required, 23.5' proposed; 11.5' variance requested) 170-87-L(1) Minimum Cornet Lot Setback (35' required, 19.7' proposed; 15.3' variance requested) Maximum Habitable Floor Area (2800 sq. ft allowed, 30.58 sq. ft proposed; 258 sq. ft variance requested) Floor Area Ratio (28% allowed, 30.5% proposed; 2.5% variance requested)