



357 South Livingston Avenue • Livingston, New Jersey 07039  
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**ZONING BOARD OF ADJUSTMENT  
CONFERENCE & REGULAR MEETING**

**July 27, 2010**

Conference Meeting – **7:15 p.m.**

Regular Meeting – **7:30 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. Roll Call
4. Approval of Minutes – May 25, 2010
5. New Business
6. Adjournment

**Regular Meeting Agenda**

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

Adam Malkin – Application No. 2010-18-V

Rong Xin Zhuang – Application No. 2010-19-V

Carlos Rodrigues – Application No. 2010-7-V

Nilesh Patel – Application No. 2010-2-V

Himanshu & Priti Shah – Application No. 2010-1-V

1. Variance

Block: 2004; Lot: 95

6 Troy Drive

Application No. 2010-8-V

Dharam Mehta for Dr. & Mrs. Cohen

R-3 Zone

Applicant proposes an addition to a single family residence. Violation of the following section:

- 170-98C(2) Front Yard Setback (50' required, 41.5' proposed; 8.5' variance requested)

2. Variance

Block: 5000; Lot: 1

23 Longview Road

Application No. 2010-22-V

Joseph & Megan Paradiso

R-4 Zone

Applicant proposes to construct a new deck in the rear yard. Violation of the following sections:

- 170-99C(3) Side Yard Setback (10' required, 2.5' proposed; 7.5' variance requested)
- 170-99C(3) Side Yard Aggregate (18.67' required, 10.2' proposed; 8.47' variance requested)

3. Variance

Block: 6101; Lot: 19

146 Passaic Avenue

Application No. 2010-26-V

Reddy Kambam & Yeruva Mokshalata

R-1 Zone

Applicant proposes to rebuild an existing garage in rear yard of property. Violation of the following sections:

- 170-87E(1)(a) Height of an Accessory Structure (13' allowed, 13.6' proposed; .6' variance requested)
- 170-87E(1)(b) Distance Between Structures (10' required, 8' proposed; 2' variance requested)
- 170-87E(1)(c) Side Street / Corner Lot Setback (75' required, 20.2' proposed; 54.8' variance requested)

4. Variance

Block: 107; Lot: 13

117 Beaufort Avenue

Application No. 2010-31-V

Milton Yee

R-4 Zone

Applicant proposes to construct a new deck in the rear yard. Violation of the following section:

- 170-99C(4) Rear Yard Setback (35' required, 24' proposed; 11' variance requested)

5. Variance

Block: 2502; Lot: 38

16 Sycamore Avenue

Application No. 2010-10-V

Talal & Maria Hindi

R-3 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-98C(3) Side Yard Setback (10' required, 5.8' proposed; 4.2' variance requested)
- 170-87BB(3) Habitable Floor Ratio (21% allowed, 26.1% proposed; 5.1% variance requested)

6. Variance

Block: 4901; Lot: 12

9 Sterling Drive

Application No. 2010-23-V

Slawomir & Wiesława Dzieszko

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback (40' required, 35' proposed; 5' variance requested)
- 170-99C(3) Side Yard Setback (10' required, 3.2' proposed; 6.8 variance requested)
- 170-99C(3) Side Yard Aggregate (15' required, 9' proposed; 6' variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 30.78% proposed; 2.78% variance requested)

Adjournment