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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETING**

July 28, 2009

Conference Meeting – **7:00 p.m.**

Regular Meeting – **7:15 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 – June 23, 2009
4. New Business & Continued Business
5. Approval of Memorializing Resolutions:
 - Wanda Wlodarczyk – Application No. 2009-7-V
 - Robert Grella – Application No. 2009-22-V
 - CBS Outdoor, Inc. – Application No. 2008-35-PFSP
6. Adjournment

Regular Meeting Agenda

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

1. Variance (*Continued Hearing from 6/23/09*)

Block: 4201; Lot: 18
5 Macopin Drive
Application No. 2008-81-V
Mr. & Mrs. Leechow

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, 32.7' proposed; 7.3' variance requested)
- 170-99C(3) Side Yard Aggregate (22.8' required, 18.84' proposed; 3.96' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 3,192 SF proposed; 392 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 33.2% proposed; 5.2% variance requested)

2. Variance
Block: 1510; Lot: 17
28 Maplewood Drive
Application No. 2009-19-V
Denise DeVita

R-4 Zone

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

- 170-99C(3) Side Yard Aggregate Setback (27.3' required, 23.92' proposed; 3.38' variance requested)
- 170-99C(4) Rear Yard Setback (35' required, 32' proposed; 3' variance requested)

3. Variance
Block: 4505; Lot: 64
5 Manor Road
Application No. 2009-27-V
Stacey & Eric deBrauwere

R-3 Zone

Applicant proposed to construct a rear yard deck to a single family residence. Violation of the following sections:

- 170-98C(3) Side Yard Aggregate Setback (33.3' required, 18.85' proposed; 14.45' variance requested)
- 170-98C(3) Side Yard Setback (10' required, 9' proposed; 1' variance requested)

4. Variance
Block: 1001; Lot: 37
1 Emerson Drive
Application No. 2009-12-V
Mark & Patricia Jacques

R-4 Zone

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

- 170-99C(4) Rear Yard Setback (35' required, 27.5' proposed; 7.5' variance requested)
- 170-99C(3) Side Yard Setback (10' required, 8' proposed; 2' variance requested)
- 170-87L(1)(d) Corner Lot Side Street Setback (35' required, 21.5' proposed; 13.5' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 2,975.72 SF proposed; 175.72 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 31% proposed; 3% variance requested)

5. Variance
Block: 3810; Lot: 5
21 Hillside Terrace
Application No. 2009-14-V
Yasen Huang

R-4 Zone

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

- 170-99C(2) Front Yard Setback (40' required, 33' proposed; 7' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 3,075 SF proposed; 275 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 35.1% proposed; 7.1% variance requested)

6. Variance (*Continued Hearing from 5/26/09*)

Block:2400; Lot: 47.01

11 Grasmere Court

Application No. 2008-76-V

Shelly & Kevin Lipka

R-1 Zone

Applicant proposes to construct a retaining wall and fence in rear of property. Violation of Section 170-91B(4)(b) Rear Yard Fence Height (6' allowed, 18' proposed; 12' variance requested).

7. Variance

Block: 4701; Lot: 55

2 West Northfield Road

Application No. 2009-23-PFSPV

MetroPCS New York, Inc.

B Zone

Applicant proposed to install six (6) antennas and equipment on roof of building. Use Variance, Height Variance and Setback from Residential Property Line variances are requested.

Adjournment