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

September 23, 2008

Conference Meeting – **7:15p.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. Approval of Minutes – August 14, 2008
4. Habitable Floor Area Interpretation
5. Approval of Memorializing Resolution:
 - Livingston Care Center – Application Number 2008-13-PFSPV
 - Brian & Eleanora Ackerman – Application Number 2008-42-V
 - Terri & Gregg Gottlieb – Application Number 2006-19-V
 - Susan B. Young – Application Number 2008-41-V

Regular Meeting Agenda

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Variance (*Adjourned from 6/10/08*)
 - Block 2104 / Lot 2.03
 - 31 Overlook Road
 - Application Number 2008-6-V
 - David Ennis

R-1 Zone

Applicant proposes to construct a fence in Violation of Section 170-91-B(4)(b); fence cannot exceed 6 feet.

5. Variance
Block 4903 / Lot 10
20 Crescent Road
Application Number 2008-27-V
Karen & Bruce Fidler R-4 Zone

Applicant proposes to construct a new back porch. Violation of Section 170-87-L-(2)(d) corner lot side street setback (20' allowed, 10.7' proposed; 9.3' variance requested).

6. Variance
Block 1407 / Lot 5
3 Dorothy Avenue
Application Number 2008-52-V
Scott Merlin R-4 Zone

Applicant has constructed rear patio deck in Violation of Section 170-99-C-(4) Minimum Rear Yard Setback (35' allowed, 21' proposed; 14' variance requested).

7. Variance
Block 3901 / Lot 137
9 Marisa Court
Application Number 2008-46-V
Qun Yao R-4 Zone

Applicant proposes to construct a rear patio deck in Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' allowed, 23' proposed; 12' variance requested).

8. Variance
Block 1706 / Lot 30
9 Redwood Road
Application Number 2008-44-V
Leisure Living Inc. (Joseph & Angelina Acecella) R-4 Zone

Applicant proposes to construct a new rear porch enclosure. Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' allowed, 17' proposed; 18' variance requested).

9. Variance
Block 2006 / Lot 6
30 Fellswood Drive
Application Number 2008-49-V
David Epstein R-4 Zone

Applicant proposes to construct an 8' high fence at rear property line. Violation of Section 170-91-B(4) maximum height of rear yard fence (6' allowed, 8' proposed; 2' variance requested).

10. Variance
Block 4303 / Lot 4
45 Irving Avenue
Application Number 2008-43-V
Francine Ackerman R-4 Zone

Applicant proposes to construct a new deck and pool. Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' allowed, 9.35' proposed; .65' variance requested), Section 170-96-A(8)(f) Minimum Side Yard Setbacks for Swimming Pools (20' allowed, 12' proposed; 8' variance requested) and Section 170-96-A(8)(f) Minimum Side Yard Setbacks for Swimming Pools (20' allowed, 18' proposed; 2' variance requested).

11. Variance
Block 5100 / Lot 39
24 East Drive
Application Number 2008-45-V
Dana & Michael Miller R-3 Zone

Applicant proposes to construct a new backyard pool cabana. Violation of Habitable Floor Ratio (21% allowed, 27.4% proposed; 6.4% variance requested) and Minimum Distance Between Structures (6' allowed, 4' proposed; 2' variance requested).

12. Variance
Block 1301 / Lot 3
39 Congressional Parkway
Application Number 2008-32-V
Mark & Rebecca Konstandt R-4 Zone

Applicant proposes to construct a new front porch and family room addition. Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' allowed, 23.84' proposed; 11.16' variance requested) and Floor Area Ratio (28% allowed, 34% proposed; 6% variance requested).

13. Variance
Block 1303 / Lot 48
20 Washington Court
Application Number 2008-48-V
Diane Ching R-4 Zone

Applicant proposes to construct a new front foyer and kitchen addition. Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' allowed, 29.84' proposed; 10.16' variance requested), Section 170-99-C(4) Minimum Rear Yard Setback (35' allowed, 24' proposed; 11' variance requested), Maximum Habitable Floor Area (2,800 sq. ft. allowed, 4,045 sq. ft. proposed; 1,245 sq. ft. variance requested) and Floor Area Ratio (28% allowed, 43.78% proposed; 15.78% variance requested).

14. Variance
Block 14 / Lot 35
2 Springbrook Place
Application Number 2008-16-V
Steven Eckstein R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Maximum

Habitable Floor Area (2,800 sq. ft. allowed, 3,867 sq. ft. proposed; 1,067 sq. ft. variance requested).

15. Variance
Block 7403 / Lot 12
21 Vanderbilt Drive
Application Number 2008-37-V
Howard Schwartz R-1 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Maximum Habitable Floor Area (6,200 sq. ft. allowed, 8,143 sq. ft. proposed; 1,943 sq. ft. variance requested) and Floor Area Ratio (15% allowed, 15.4% proposed; .4% variance requested).

16. Variance
Block 5301 / Lot 3
324 Hillside Avenue
Application Number 2008-15-V
Mr. & Mrs. Van de Beek R-3 Zone

Applicant proposes to construct a kitchen and family room addition. Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' allowed, 47' proposed; 3' variance requested), Section 170-98-C(3) Minimum Side Yard Aggregate (33' allowed, 31' proposed; 2' variance requested), Maximum Habitable Floor Area (3,520 sq. ft. allowed, 4,806 sq. ft. proposed; 1,286 sq. ft. variance requested) and Floor Area Ratio (21% allowed, 28.3% proposed; 7.3% variance requested).

17. Variance
Block 2100 / Lot 55
8 Sunset Road
Application Number 2008-21-V
Giancarlo Sarracino R-3 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' allowed, 30' proposed; 20' variance requested), Section 170-98-C(4) Minimum Rear Yard Setback (40' allowed, 30' proposed; 10' variance requested) and Floor Area Ratio (21% allowed, 31.1% proposed; 10.1% variance requested).