

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

September 25, 2007

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/Variance
Block 6002; Lot 3
Eisenhower Parkway
Application No. 2006-71-PFSPV
New Cingular Wireless PCS, LLC

R-L Zone

Applicant proposes to construct wireless communication antennas and related structures. A D(3) use variance is required.

2. Variance
Block 3000; Lot 25
7 South Baums Court
Application No. 2007-32-V
Yongchu Song & min Huang

R-3 Zone

Applicant proposes to construct a second story addition Violation of Section(s) 170-87-L(c) Corner Lot Setback (40' required, 29.52' proposed; 10.48' variance requested) 170-98-C(2) Minimum Front Yard Setback (50' required, 25.31' proposed; 19.69 variance requested) 170-98-C(3) Minimum Side Yard Setback (10' required, 9.58' proposed; 0.42' variance requested) 170-98-C(4) Minimum Rear Yard Setback (40' required, 35.5' proposed; 4.5' variance requested) Violation of Ordinance #40-2006 Maximum Floor Area Ratio (21% allowed, 31.7% proposed; 10.7% variance requested)

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE July 24, 2007 AGENDA

3. Variance
Block 105; Lot 3
321 Beaufort Avenue
Application No. 2007-42-V
Jason DiSarro

R-2 Zone

Applicant proposes to demolish existing home and construct new house Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 30' proposed; 30' variance requestd) Violation of Section 170-97-C(4) Minimum Rear Yard Setback (50' required' 19' proposed; 31' variance requested) Violation of Ordinance 40-2006, 170-87-AA Habitable Floor Area (2,768 required, 3,928 sq. ft. proposed; 1,160 sq. ft variance requested)

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4. Continued Hearing
Preliminary and Final Site Plan/Variance
Block 6503; Lot 8
283 South Orange Avenue
Application No. 2006-32-PFSPV
Frances & Mary Anerousis

R-1 Zone

Applicant proposes to establish a home medical office Violation of Section 170-96-A(2)a[2] that permits a medical office in the home to a maximum of 750 sq. ft. Applicant proposes 1300 sq. ft. Additional variances are required.

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Jackie Coombs-Hollis
Zoning Board Secretary