

TOWNSHIP OF  **LIVINGSTON**

357 South Livingston Avenue • Livingston, New Jersey 07039

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

September 26, 2006

Council Chambers – 7:15 p.m.

Regular Meeting – 7:30 p.m.

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

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call

4. Variance
Block 1002; Lot 24
8 Kinkead Drive
Application No. 2006-70-V
Stephen & Tracey McCormack

R-4 Zone

Applicant proposes to construct a 7x20 porch Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required; 28.58' proposed; 11.42' variance requested)

5. Variance
Block 1603; Lot 33
80 Elmwood Drive
Application No. 2006-74-V
Joseph N. Intile

R-4 Zone

Applicant proposes to construct a second floor addition Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 7.8' proposed; 2.2' variance requested) 170-99-C(3) Minimum Side Yard Aggregate (21.3' required, 20.8' proposed; 0.5' variance requested) Minimum Front Yard Setback (40' required, 35' proposed; 5' variance requested)

6. Variance
Block 4506; Lot 10
34 Park Drive
Application No. 2006-75-V
Marc & Caryn Mittleman

R-4 Zone

Applicant proposes to construct a second floor addition Violation of Section 170-94-C(4) Minimum Rear Yard Setback (35' required, 24.25' proposed; 10.75' variance requested) 170-99-C(3) Minimum Side Yard Setback Aggregate (34.2' required, 21.5' proposed; 12.7' variance requested) 170-87-1-E(b) Accessory Structure Setback (10' required, 1' proposed; 9' variance requested) 170-87-E-1(e) Shed must be in rear yard

7. Variance
Block 4800; Lot 3
81 W. Northfield Road
Application No. 2006-77-V
Xingwan (Lucy) Zhang

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 18' proposed; 22' variance requested) 170-87-L-2(d) Minimum Side Yard Setback (20' required, 8' proposed; 12' variance requested)

8. Variance
Block 4400; Lot 62
32 Bennington Road
Application No. 2006-78-V
Denise McDonald

R-4 Zone

Applicant proposes to construct a front porch Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required; 26.54' proposed; 13.46' variance requested)

9. Variance
Block 2104; Lot 2.08
28 Overlook Road
Application No. 2006-81-V
Mark Licht

R-2 Zone

Applicant proposes to construct a new single family house Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 51.5' proposed; 8.5' variance requested)

10. Variance
Block 6340; Lot 7
19 Shadowlawn Drive
Application No. 2006-82-V
Wendy & Jack Wiener

R-3 Zone

Applicant proposes to construct a one-story addition Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' required, 48' proposed; 2' variance requested) 170-98-C(3) Minimum Side Yard Aggregate (30% required, 19.89% proposed; 10.11% variance requested)

11. Variance
Block 1001; Lot 2
16 Locust Place
Application No. 2006-83-V
Ira Sessler

R-2 Zone

Applicant proposes to construct a second-floor dormer Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 45.30' proposed; 14.7' variance requested)

12. Continued Hearing
Preliminary and Final Site Plan with Variance
Block: 6001; Lots: 15 & 16
565 W. Mt. Pleasant Avenue
Application No. 2005-44-PFSPV (Deemed Complete on 8/24/05)
Lucio Pavese

R-2 Zone

The applicant proposes to expand existing beauty salon and additional retail space. The applicant sets forth herein both the requirements of the R-2 zone as well as, for informational purposes only, the requirements of the B-2 zone. The applicant will propose that the location and use is more in conformance with the requirements of that zone district.

13. Preliminary & Final Site Plan/Variance
Block 6100; Lot 30
110 South Orange Avenue
Application No. 2006-5-PFSPV
Joseph Kushner Hebrew Academy

R-L Zone

Applicant proposes to construct a 2-story addition to the existing 1-story masonry building, install 32 pre-fabricated cabins along the rear side of the property and construct a 35-40 storage building. Violation of Section 170-88-A(2)(c) and Section 170-88-A-(3)(c) – Accessory Structures Setback (50' required; 39' proposed; 11' variance requested) Violation of Section 170-87-E(2)(c) – Distance between accessory buildings (1/2 of the height of the accessory building required; less than 1/2 proposed) (No accessory building within the side yard setback; accessory building within the setback)

14. ADOPTION OF RESOLUTIONS

Jackie Hollis
Zoning Board Secretary