



357 South Livingston Avenue • Livingston, New Jersey 07039
Office 973-535-7954 • Fax 973-992-1016

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

September 29, 2009

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. Approval of Minutes – July 28, 2009 and August 11, 2009
4. New Business & Continued Business
5. Approval of Memorializing Resolutions:
 - Andrew & Lauren Amsterdam – Application No. 2009-17-V
 - Mr. & Mrs. Bhattacharya – Application No. 2009-18-V
 - Larry Selikoff – Application No. 2009-24-V
 - Anthony Quartell – Application No. 2008-79-V
 - Yael & Robert Eisenberg – Application No. 2009-9-V
 - Livia A. Cabello – Application No. 2009-21-V
 - Marc Dunec & Caryn Borger – Application No. 2009-25-V
6. Adjournment

Regular Meeting Agenda

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

1. Variance
 - Block: 6800; Lot: 15
 - 2 Goodhart Drive
 - Application No. 2009-13-V
 - Robert & Sara-Ann Sanders

R-1 Zone

Applicant proposes to replace existing corner lot fence. Violation of the following section:

- 170-91B(2)(b) Corner Lot/Side Yard Fences (48” height allowed; 72” height variance requested)
- 170-91B(2)(b) Corner Lot/Side Yard Fences (50% open required; closed variance requested)
- 170-91B(5) Fences Facing a Street or any Public Right-of-way must be screened by evergreen plantings.
- 170-91B(7) Fences on Street or Public Right-of-way (3’ foot setback required, 0’ proposed; 3’ variance requested)

2. Variance (*Continued Hearing from 7/28/09*)

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 the following section:

- 70-91B(4)(b) Rear Yard Fence Height (6' allowed, 18' proposed; 12' variance requested).

3. Variance

Block: 2700; Lot: 42.01
75 East Northfield Road
Application No. 2009-39-V
Robert Bailey

B-1 Zone

Applicant requests a Certification of Continuance of Non-Conforming Use – Section 170-89A.

4. Variance

Block: 7400; Lot 14
18 Canoe Brook Drive
Application No. 2008-53-V
Rachel & Paul Selvin

R-1 Zone

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

- 170-87E(1)(b) Distance Between Structures (10' required, 6.5' proposed; 3.5' variance requested)

5. Variance

Block: 2502; Lot: 33
2 Sycamore Avenue
Application No. 2009-33-V
Zhi Zhao

R-3 Zone

Applicant proposes a fence and retaining wall on a corner lot property. Violation of the following section:

- 170-91B(2)(c) Decorative/Retaining Wall (18" height allowed, 39" height proposed; 21" variance requested)
- 170-91B(2)(b) Front Yard Fences (48" height allowed, 72" height proposed; 24" variance requested)
- 170-91B(2)(b) Corner Lot/Side Yard Fences (48" height allowed, 72" height proposed; 24" variance requested)
- 170-91B(2)(b) Front Yard & Corner Lot/Side Yard Fences (50% open required; closed variance requested)
- 170-91B(5) Fences Facing a Street or any Public Right-of-way must be screened by evergreen plantings.
- 170-91B(7) Fences on Street or Public Right-of-way (3' foot setback required, 0' proposed; 3' variance requested)

6. Variance

Block: 202; Lot: 38
1 Tamarack Drive
Application No. 2009-34-V
Margaret & Frank Goldstein

R-2 Zone

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

- 170-97C(4)(b) Rear Yard Setback (50' required, 30' proposed; 20' variance requested)

7. Variance

Block: 5101; Lot: 32
7 Woodland Terrace
Application No. 2009-35-V
Carol Landmesser

R-4 Zone

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

- 170-99C(3) Side Yard Setback (10' required, 2' proposed; 8' variance requested)
- 170-99C(3) Side Yard Aggregate (15.6' required, 10.75' proposed; 4.85' variance requested)

8. Variance (*to be adjourned to 10/27/09*)

Block: 3903; Lot: 112.07
5 Cornerstone Way
Application No. 2009-36-V
Adam C. Wilner

R-3 Zone

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

- 170-98C(4)(b) Rear Yard Setback (50' required, 25.4' proposed; 24.6' variance requested)

9. Variance

Block: 3807; Lot: 13
35 Virginia Avenue
Application No. 2009-37-V
Louis Mullen

R-4 Zone

Applicant proposes to install a shed on the side yard of the property. Violation of the following sections:

- 170-87E(1)(b) Distance Between Structures (10' required, 4' proposed; 6' variance requested)
- 170-87E(1)(d)(4) Accessory Structure Side Yard Setback (5' required, .86' proposed; 4.14' variance requested)
- 170-87E(1)(e) Accessory Building Location (Rear Yard required; Side Yard variance requested)

10. Variance

Block: 1605; Lot: 8
41 Melrose Drive
Application No. 2009-20-V
Jacqueline Day

R-4 Zone

Applicant proposes to construct a second story addition to a single family residence. Violation of the following section:

- 170-99C(2) Front Yard Setback (40' required, 39' proposed; 1' variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 30.8% proposed; 2.8% variance requested)

11. Variance

Block: 2700; Lot: 61
465 South Livingston Avenue
Application No. 2009-28-V
Elissa J. Santoro

R-4 Zone

Applicant proposes a detached garage in the rear of the property. Violation of the following sections:

- 170-87E(1)(d)(4) Accessory Building Side Yard Setback (5' required, 2.84' proposed; 2.16' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 3,042 SF proposed; 242 SF variance requested)

Adjournment