

**TOWNSHIP OF**  **LIVINGSTON**

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**ZONING BOARD OF ADJUSTMENT SPECIAL MEETING**

October 11, 2007

Council Chambers – **7:00 p.m.**

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

1. Preliminary and Final Site Plan Amendment  
Block 3100; Lot 57  
311 South Livingston Avenue  
Application No. 2007-39-PFSP  
Livingston Care Center L.P. (Ingelmoor)

P-B Zone

Applicant proposes to expand parking area, increasing the total site parking from 66 to 91 spaces. Previous approval granted June 2005 for the expansion of the facility. PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE AUGUST 28, 2007 AGENDA.

2. Variance  
Block 2104; Lot 1  
2 Lafayette Drive  
Application No. 2007-72-V  
Sunset Ridge Developers, LLC

R-2 Zone

Applicant proposes to construct a deck, Violation of Section 170-97-c(4) Rear Yard Setback (50' required, 26.5' proposed; 23.5' variance requested)

3. Variance  
Block 2400; Lot 47.01  
11 Grasmere Court  
Application No. 2007-70-V  
Kevin & Shelly Lipka

R-2 Zone

Applicant proposes to construct a retaining wall. Violation of Section 170-91-b(4) and 170-91-b-(12) (6' allowed, 15' proposed; 9' variance requested)

4. Preliminary and Final Site Plan with Variance  
Block 103; Lot 2  
111 Dorsa Avenue  
Application No. 2007-24-PFSPV  
Destiny Enterprises Inc.

I-Zone

Applicant proposes to convert an existing office/industrial building for use as Adult Day Care service facility, and to construct a new handicap-access ramp. Violation of Section 170-117-A.

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE AUGUST 28, 2007 AGENDA.

5. Continued Hearing  
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)

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

6. 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.

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

Jackie Coombs-Hollis  
Zoning Board Secretary