



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

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

October 16, 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 – September 23, 2008
4. New Business – Greek Church Amendment to Site Plan
5. Approval of Memorializing Resolutions:
 - David Ennis – Application No. 2008-6-V
 - Karen & Bruce Fidler – Application No. 2008-27-V
 - Scott Merlin – Application No. 2008-52-V
 - Qun Yao – Application No. 2008-46-V
 - Leisure Living (Acecella) – Application No. 2008-44-V
 - David Epstein – Application No. 208-49-V
 - Dana & Michael Miller – Application No. 2008-45-V
 - Mark & Rebecca Konstandt – Application No. 2008-32-V
 - Cornerstone Realty, LLC (S. Eckstein) – 2008-16-V
 - Howard Schwartz – Application No. 2008-37-V
6. Adjournment

Regular Meeting Agenda

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

1. Variance (*Adjourned from 8/14/08*)

Block: 6701; Lot: 5
14 Coventry Road
Application No. 2008-19-V
Mr. & Mrs. Garfinkel

R-1 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-96-C(2) Minimum Front Yard Setback (75' required, 62' proposed; 13' variance requested), Section 170-96-C(4) Minimum Rear Yard Setback (75' required, 57' proposed; 18' variance requested), Habitable Floor Area Ratio (15% allowed, 21.9% proposed; 6.9% variance requested), Section 170-87-E(1)(d) Accessory Structure Rear Yard Setback (10' required, 5.85' proposed; 4.37' variance requested) and Accessory Structure Side Yard Setback (10' required, 5.63' proposed; 4.37' variance requested).

2. Variance

Block: 3809; Lot: 10
23 Wilson Terrace
Application No. 2008-50-V
David Weinstein

R-4 Zone

Applicant proposes to construct a second floor addition to a single family residence. Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 4' proposed, 6' variance requested).

3. Variance

Block: 1401; Lot: 12
1 Countryside Drive
Application No. 2008-51-V
Thomas & Maria Conroy

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-87-L(1)(d) Side Street Minimum Setback (35' required, 23' proposed; 12' variance requested) and Section 170-87-I Minimum Garage Size (20' required, 18.9' proposed; 1.1' variance requested).

4. Variance

Block: 4403; Lot: 24
8 Amherst Place
Application No. 2008-54-V
John Coyne

R-4 Zone

Applicant proposes to construct a bathroom addition on the first floor. Violation of Habitable Floor Ratio (28% allowed, 31.2% proposed; 3.2% variance requested). Additional variances required; Section 170-87-E(1)(d) Accessory Structure Minimum Rear Yard Setback (5' required, .49' proposed; 4.51' variance requested) and Section 170-87-E(1)(e) Accessory Structure Minimum Side Yard Setback (5' required, 1.33' proposed; 3.67' variance requested).

5. Variance

Block: 1304; Lot: 50
65 Hazel Avenue
Application No. 2008-55-V
Joy Manasse

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 3.6' proposed, 6.4' variance requested) and Habitable Floor Ratio (28% allowed, 29.4% proposed; .4% variance requested).

6. Variance

Block: 5201; Lot: 8
18 West Drive
Application No. 2008-57-V
Gregory & Amy Selling

R-3 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-98-C(4) Minimum Rear Yard Setback (40' required, 28' proposed, 12' variance requested) and Habitable Floor Ratio (21% allowed, 24.6% proposed; 3.6% variance requested).

Adjournment