

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

October 23, 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. Continued Hearing

Variance

Block 2404; Lot 45

40 Westmount Drive

Application No. 2007-4-V

Andrew & Debra Merkin

R-2 Zone

Applicant constructed a “Sports Court” Violation of Section 170-96 (A)(9)(B)(d)
Minimum Rear Yard Setback (10’ required, 1.7’ proposed; 8.3’ variance requested)
Minimum Side Yard Setback (10’ required, 5.9’ proposed; 4.1’ variance requested)
Storage Container Placement (10’ required, 1.8’ proposed; 8.2’ variance requested)
Additional Variance Requested for Outdoor Lighting. **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE JUNE 21, 2007 AGENDA.**

2. Variance

Block 3201; Lot 18

31 Glannon Road

Application No. 2006-64-V

Richard Fusco

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40’ required, 22.32’ proposed; 17.68’ variance requested)
Minimum Side Yard Setback (10’ required, 5.93’ proposed; 4.07’ variance requested)
Violation of Ordinance #40-2006 Maximum Habitable Floor Area (2800 sq. ft. allowed, 3404 proposed; 604 sq. ft. variance requested) **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE JUNE 21, 2007 AGENDA.**

3. Variance
Block 5400; Lot 5
9 Baker Road
Application No. 2007-40-V
Renee & Harry Rosen

R-2 Zone

Applicant proposes to construct a second floor addition, Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 45.43 proposed; 14.57 variance requested) Maximum Habitable Floor Area (1,913 sq. ft allowed, 2, 876 sq. ft proposed; 963 sq. ft variance requested) **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE AUGUST 28, 2007 AGENDA.**

4. Variance
Block 3902; Lot 29
68 Hillside Terrace
Application No. 2007-43-V
Jill & Lawrence Del Plato

R-4 Zone

Applicant proposes to construct a rear addition Violation of Section 170-99-C(3) Aggregate Side Yard Setback (15' required, 8.2' proposed; 6.8' variance requested) 170-99-C(3) Minimum Side Yard Setback (10' required, 2.8' proposed; 7.2' variance requested & 5.4' proposed; 4.6' variance requested) **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE AUGUST 28, 2007 AGENDA.**

5. Variance
Block 4704; Lot 7
35 Bennington Road
Application No. 2007-49-V
Troy & Sonia Fergus

R-4 Zone

Applicant proposes to construct a deck Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 8' proposed; 27' variance requested) 170-99-C(3) Minimum Side Yard Setback (10' required, 5.13' proposed; 4.87' variance requested).

6. Variance
Block 1601; Lot 10
9 Longacre Drive
Application No. 2007-50-V
Robert & Debra Coonce

R-4 Zone

Applicant proposes to construct a fence Violation of Section 170-91 & Ordinance No. 4-2003.

7. Variance
Block 6500; Lot 10
381 Walnut Street
Application No. 2007-51-V
Todd Schragen

R-1 Zone

Applicant proposes to construct a fence Violation of Section 170-91 & Ordinance No. 4-2003. (4' allowed, 6' proposed; 2' variance requested).

8. Variance
Block 162; Lot 5
74 West Northfield Road
Application No. 2007-52-V
Robert & Rhoda Alekel

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Section 170-87-AA(4) Maximum Habitable Floor Area (2800 sq. ft. allowed, 3,425 sq. ft. proposed; 625 sq. ft. variance requested).

9. Variance
Block 4703; Lot 2
47 Lexington Drive
Application No. 2007-55-V
Mr. & Mrs. David Allen

R-4 Zone

Applicant proposes to construct a front porch Violation of Section 170-99-C(4) Minimum Front Yard Setback (40' required, 24.8' proposed; 15.2' variance requested).

Jackie Coombs-Hollis
Zoning Board Secretary