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

November 25, 2008

Regular Meeting – **7:00 p.m.**

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

Regular Meeting Agenda

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

1. Variance (*Adjourned from 10/28/08*)
Block: 1303; Lot: 48
20 Washington Court
Application No. 2008-48-V
Diane Ching

R-4 Zone

Applicant proposes to construct a new front foyer and kitchen addition. Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' allowed, 29.84' proposed; 10.16' variance requested), Section 170-99-C(4) Minimum Rear Yard Setback (35' allowed, 24' proposed; 11' variance requested), Maximum Habitable Floor Area (2,800 sq. ft. allowed, 4,185 sq. ft. proposed; **1,385 sq. ft. variance requested**) and Floor Area Ratio (28% allowed, 45.3% proposed; **17.3% variance requested**).

2. Variance (*Adjournment from 9/23/08*)
Block: 5301; Lot: 3
324 Hillside Avenue
Application No. 2008-15-V
Mr. & Mrs. Van de Beek

R-3 Zone

Applicant proposes to construct a kitchen and family room addition. Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' allowed, 47' proposed; 3' variance requested), Section 170-98-C(3) Minimum Side Yard Aggregate (33' allowed, 31' proposed; 2' variance requested), Maximum Habitable Floor Area (3,520 sq. ft. allowed, 4,806 sq. ft. proposed; 1,286 sq. ft. variance requested) and Floor Area Ratio (21% allowed, 28.3% proposed; 7.3% variance requested).

3. Variance (*Adjournment from 9/23/08*)

Block: 2100; Lot: 55
8 Sunset Road
Application No. 2008-21-V
Giancarlo Sarracino

R-3 Zone

Applicant proposes to construct an addition to a single family residence. Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' allowed, 30' proposed; 20' variance requested), Section 170-98-C(4) Minimum Rear Yard Setback (40' allowed, 30' proposed; 10' variance requested) and Floor Area Ratio (21% allowed, 31.1% proposed; 10.1% variance requested).

4. Variance

Block: 801; Lot: 23
12 Fawn Drive
Application No. 2008-64-V
Bruce & Lynn Schonbraum

R-2 Zone

Applicant proposed to expand second floor / second floor addition. Violation of Maximum Habitable Floor Ratio (18% allowed, 19.3% proposed; 1.3% variance requested).

5. Variance

Block: 3504; Lot: 18
44 Springbrook Road
Application No. 2008-66-V
Bruce Abramson & Rena Dubisky

R-3 Zone

Applicant proposes to construct a kitchen addition. Violation of Section 170-98-C(3) Side Yard Aggregate (29.7' required, 27.4' proposed; 2.3' variance requested).

6. Preliminary & Final Site Plan / Variance (*Adjourned from 10/28/08*)

Block: 6101; Lot: 4500, 56 & 57
190 West Northfield Road
Application No. 2007-54-PFSPV
Full Gospel Church

R-4 Zone

Applicant proposes to construct a one-story building, expand and reconfigure the existing parking lot.

7. Adjournment