



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

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

November 24, 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 – October 27, 2009
4. New Business & Continued Business
5. Adjournment

Regular Meeting Agenda

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

1. Variance (*Continued Hearing from 10/15/09*)

Block: 4201; Lot: 18
5 Macopin Drive
Application No. 2008-81-V
Mr. & Mrs. Leechow

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback (40' required, 35' proposed; 5' variance requested)
- 170-99C(3) Side Yard Aggregate (22.8' required, 18.84' proposed; 3.96' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 2,973 SF proposed; 173 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 30.6% proposed; 2.6% variance requested)

2. Variance

Block: 301; Lot: 24
2 Cliffside Drive
Application No. 2009-30-V
Ding Luo

R-2 Zone

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

- 170-97C(2) Front Yard Setback (60' required, 50' proposed; 10' variance requested)

3. Variance
 Block: 2502; Lot: 33
 2 Sycamore Avenue
 Application No. 2009-33-V
Zhi Zhao R-3 Zone
- Applicant requests a Certification of Continuance of Non-Conforming Use – Section 170-89A to maintain fence on corner property.
4. Variance
 Block: 6800; Lot: 40
 159 Hobart Gap Road
 Application No. 2009-47-V
Steven & Nina Goldman R-1 Zone
- Applicant proposes to maintain fence, deck and accessory structure in the side yard of a single family residence. Violation of the following sections:
- 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.
 - 170-96C(3) Side Yard Setback (15’ required, 13’ proposed; 2’ variance requested)
 - 170-87E(1)(d) Accessory Structure Setback (10’ required, 1.65’ proposed; 8.35’ variance requested).
5. Variance
 Block: 4105; Lot:15
 98 Edgemere Road
 Application No. 2009-48-V
David Chen R-4 Zone
- Applicant proposes to construct a rear year deck. Violation of the following section:
- 170-99C(4) Rear Yard Setback (35’ required, 24.5’ proposed; 9.5’ variance requested)
6. Variance
 Block: 4305; Lot: 14
 14 Macopin Drive
 Application No. 2009-52-V
Jon-Marc & Donna Patton R-4 Zone
- Applicant proposes to construct a second floor addition to a single family residence. Violation of the following sections:
- 170-99C(2) Front Yard Setback (40’ required, 26.4’ proposed; 13.6’ variance requested)
 - 170-99C(3) Side Yard Setback (10’ required, 9’ proposed; 1’ variance requested)
 - 170-99C(3) Side Yard Aggregate (42’ required, 30.1’ proposed; 11.9’ variance requested)
7. Variance
 Block: 2004; Lot: 37
 275 East Mount Pleasant Avenue
 Application No. 2009-54-V
Luis F. Farinas R-3 Zone
- Applicant proposes to construct new fence. Violation of the following sections:
- 170-87L(1)(c) Side Street Setback (40’ required, 12’ proposed; 28’ variance requested)
8. Variance
 Block: 4602; Lot: 17
 47 Winchester Road
 Application No. 2009-57-V
Barry Pulver R-4 Zone

Applicant proposes to construct new side yard porch to a single family residence. Violation of the following section:

- 170-99C(3) Side Yard Setback (10' required, 8.84' proposed; 1.16' variance requested)

9. Variance

Block: 5001; Lot: 3
191 West Northfield Road
Application No. 2009-60-V
Dong Ho Yum

R-4 Zone

Applicant proposes to construct a retaining wall in the front yard of a single family residence. Violation of the following sections:

- 170-91B(2)(c) Front Yard Setback (20' required, 0' proposed; 20' variance requested)
- 170-91B(2)(c) Decorative Wall Height (18" maximum height allowed, 30" proposed; 12" variance requested)

10. Variance

Block: 500; Lot: 38.01
3 Mellon Place
Application No. 2009-44-V
Kevin Frerich

R-4 Zone

Applicant proposes to construct an enclosed porch to single family residence. Violation of the following sections:

- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 5,033.77 SF proposed; 2,233.7 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 31.69% proposed; 3.69% variance requested)

Adjournment