

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 11, 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. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Applications to be considered:

1. 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

2. 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

3. Continued Hearing

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). **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE October 23, 2007 AGENDA**

4. Continued Hearing

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) **PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE October 11, 2007 AGENDA**

5. Variance

Block 902; Lot 24

2 Birch Tree Lane

Application No. 2007-79-V

Jason Dworkin

R-4 Zone

Applicant proposes to install a fence Violation of Section 170-91-B(5) (4' fence allowed, 5' fence proposed; 1' variance requested)

6. Preliminary and Final Site Plan
Block 6101; Lots 45, 47 & 50
220 South Orange Avenue
Application No. 2007-58-PFSPV
Livingston Corporate Park

RL/R5B Zone

Applicant proposes to convert a portion of the existing office space into medical offices.

Jackie Coombs-Hollis
Zoning Board Secretary