

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 12, 2006

Council Chambers – 7:00 p.m.

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

1. Continued Hearing
Preliminary & Final Site Plan with Variance
Block 4803 Lots 4, 5, & 8
Application No. 2005-35-PFSPV
16-28 E Northfield Road
Northfield Mews, Inc.

B/B1 Zone

The applicant proposes to construction of retail commercial building. Redevelopment of 4,500 sq ft (existing) and construct 2,500 sq ft addition; approximately 4 rental units. Five parking spaces will be in a residential zone. This is in violation of Section 170-94 A (5) (d). Buffer in transition lot; also violation of Section 170-94 A (3) parking in non residential lot.

2. Variance
Block 3800; Lot 9
32 South Ashby Avenue
Application No. 2006-26-V
Alexandra Malantchouk

R-4 Zone

The applicant proposes to construct a second floor addition Violation of Section 170-99(c)2 Minimum Front Yard Setback (40' required, 16' proposed; 24' variance requested) 170-99-(c)3 Minimum Side Yard Setback (10' required, 9.7' proposed; 0.03' variance requested) (10' required, 1.5' proposed; 8.5' variance requested)

3. Variance
Block 3000; Lot 62
28 Lee Road
Application No. 2006-37-V
Tom Ruegg

R-3 Zone

Applicant proposes to construct a second-floor addition and extend front porch Violation of Section 170-98-C(2) Minimum Front Yard Setback (50' required, 29.85' proposed; 20.15' variance requested) Section 170-98-C(3) Minimum Side Yard Setback (10' required, 4.5' proposed; 5.5' variance requested)

4. Variance
Block 4205; Lot 4
105 Kimball Avenue
Application No. 2006-49-V
Bonnie Chen

R-4 Zone

Applicant proposes to construct a second-floor addition Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 36.2' proposed; 3.8' variance requested) Section 170-99-C(3) Minimum Side Yard Setback (10' required, 5.9' proposed; 4.1' variance requested) Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 31.2' proposed; 3.8' variance requested)

5. Variance
Block 7001; Lot 2
652 South Orange Avenue
Application No. 2006-45-V
Cerebral Palsy of New Jersey

R-1 Zone

Applicant proposes to construct a single family home for developmentally disabled people. Violation of Section 170-96-C(2) Minimum Front Yard Setback (75' required, 43.5' proposed; 31.5' variance requested) Section 170-96-C(4) Minimum Rear Yard Setback (75' required, 5' proposed; 70' variance requested) Section 170-96-C(3) Minimum Side Yard Aggregate Setback (63' required, 62' proposed; 1' variance requested) Section 170-87-E91)(e) Accessory building location. Section 170-96-C(5) Minimum Lot Area (35,250 sq. ft required; 25,271 sq. ft proposed)

Jackie Hollis
Zoning Board Secretary