

Township of Livingston
Planning Department
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

February 25, 2020

Conference & Regular Meetings – 7:00 PM

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. Roll Call
4. Oath of Office to New Appointees / Re-Appointees
 - a. Appointment of Member Jared Resnick to serve until December 31, 2023
5. Approval of Minutes – January 28, 2020
6. Communications
7. Old Business
8. New Business
9. Adjournment

Regular Meeting Agenda

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

1) Our House, Inc. – 271 W Northfield Road – Application No. 2019-64-PFSP-UV

1. Variance (*Adjourned to April 28, 2020*)

Block 2602; Lot 29

35 Sycamore Avenue

Application No. 2019-53-V

TRI Owners Realty LLC

R-3 Zone

Applicant is requesting approval to construct a new home in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 39.61’ proposed; 10.39’ variance requested
- 170-98C4 Rear Yard Setback – 40’ required; 22.14’ proposed; 17.86’ variance requested
- 170-98CC3 Habitable Floor Ratio – 21% required; 30.59% proposed; 9.59% variance requested

2. Variance

Block 3401; Lot 1

31 Shadowlawn Drive

Application No. 2019-67-V

Bonnie & Steve Isaacson

R-3 Zone

Applicant is requesting approval for a fence in violation of the following Sections:

- 170-91B(2)(b) and 170-91B(3)(c) Front/Corner Yard Fence Setback -
 - 4’ permitted; 6’ proposed; 2’ variance requested
 - 50% open fence required; privacy fence requested
 - Plantings in front of fence required; no plantings requested

3. Variance

Block 5702; Lot 15

5 Colonial Way

Application No. 2019-58-V

Shankar & Pallavi Sawant

R-3 Zone

Applicant proposes an addition in violation of the following Section:

- 170-87CC2 Habitable Floor Ratio – 21% required; 25.64% proposed; 4.64% variance requested

4. Variance
Block 1000; Lot 20
86 W McClellan Avenue
Application No. 2020-3-V
86 W McClellan Ave, LLC R-2 Zone

Applicant proposes to construct a new home in violation of the following Section:

- 170-87CC2 Habitable Floor Ratio – 18% required; 21.2% proposed; 3.2% variance requested

5. Variance
Block 2100; Lot 68.20
55 Lafayette Drive
Application No. 2020-5-V
Sunset Ridge Developers, LLC R-2 Zone

Applicant proposes to construct a retaining wall in violation of the following Section:

- 170-91B(2)(C) Front Yard Wall Height – 18” required; 24” proposed; 6” variance requested

6. Variance
Block 4402; Lot 14
24 Berkeley Place
Application No. 2020-1-V
Lixian Zhu R-4 Zone

Applicant proposes an addition, garage, and deck in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 31’ proposed; 9’ variance requested
- 170-99C3 Right Side Yard Setback – 10’ required; 8.17’ proposed; 1.83’ variance requested
- 170-99C4 Rear Yard Setback – 35’ required; 26.33’ proposed; 8.67’ variance requested
- 170-99C3 Aggregate Side Yard Setback – 30% required; 27% proposed; 3% variance requested

7. Variance
Block 2503; Lot 16
14 West Lawn Road
Application No. 2019-66-V
14 West Lawn Road LLC R-3 Zone

Applicant proposes an addition in violation of the following Sections:

- 170-98C3 Right Side Yard Setback – 10’ required; 7.7’ proposed; 2.3’ variance requested
- 170-98C3 Left Side Yard Setback – 10’ required; 5.8’ proposed; 4.2’ variance requested
- 170-98C3 Aggregate Side Yard Setback – 30% required; 27% proposed; 3% variance requested
- 170-87CC3 Habitable Floor Ratio – 21% required; 32.6% proposed; 11.6% variance requested

8. Variance
Block 6400; Lot 14
24 Coventry Road
Application No. 2020-4-V
Aaron Weinberger

R-1 Zone

Applicant proposes to construct a new home in violation of the following Sections:

- 170-87BB1 Habitable Floor Area – 6200 sq ft required; 6350 sq ft proposed; 150 sq ft variance requested
- 170-87CC1 Habitable Floor Ratio – 15% required; 17.8% proposed; 2.8% variance requested

9. Adjournment