

Planning Department
Township of Livingston

Livingston Town Hall
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ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

February 28, 2023 – 7:00 PM

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

Conference & Regular Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – January 24, 2023
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 3 Notch Hill Drive; Application No. 2022-67-V; Igor & Taisiya Faynzilbert
 - 293 North Livingston Avenue; Application No. 2022-63-PFSPV;
Public Service Electric & Gas Co. (PSE&G)
 - Appointing Board Attorney, Louis P. Rago, Esq. for a term expiring January 23, 2024
7. New Business

1) Variance

Block 5000; Lot 1
23 Longview Road
Application No. 2022-68-V
Joseph & Megan Paradiso
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a garage addition, second floor addition, partial finished attic, and shed in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40' required; 32.3' proposed; 7.7' variance requested.
- 170-99C3 Left Side Yard Setback – 10' required; 5' proposed; 5' variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 12% proposed; 18% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 37.3% proposed; 7.3% variance requested.
- 170-87E(1)(d)[4] Accessory Structure (Shed) – 5' required; 2.5' proposed; 2.5' variance requested.

2) Variance
Block 1604; Lot 1
41 Ashwood Drive
Application No. 2022-73-V
41 Ashwood Drive, LLC
[Application Documents](#)

R-4 Zone

Applicant seeks approval to construct a new single-family residence in violation of the following Section:

- 170-87L(1)(d) Front/Side Yard Setback (Corner Lot) – 35’ required; 20’ proposed; 15’ variance requested.

3) Variance
Block 801; Lot 14
4 Vista Terrace
Application No. 2022-74-V
Murray Kushner
[Application Documents](#)

R-2 Zone

Applicant seeks approval for an addition to service an elevator in violation of the following Sections:

- 170-87BB2 Habitable Floor Area – 4870 sq ft allowed; 5712.4 sq ft proposed (5419.8 sq ft existing); 842.4 sq ft variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% allowed; 18.7% proposed; 0.7% variance requested.

4) Variance
Block 3900; Lot 78
9 Scotland Drive
Application No. 2022-72-V
9 Scotland Drive, LLC
[Application Documents](#)

R-3 Zone

Applicant seeks approval to construct a new single-family residence in violation of the following Section:

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 24% proposed; 3% variance requested.

5) Variance
Block 2903; Lot 16
40 Oakwood Avenue
Application No. 2022-69-V
40 Oakwood Avenue, LLC
[Application Documents](#)

R-3 Zone

Applicant proposes to construct an addition to the existing single-family dwelling, in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 30’ proposed/existing; 20’ variance requested.
- 170-98C3 Right Side Yard Setback – 10’ required; 9.3’ proposed/existing; 0.7’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 42.9% proposed; 21.9% variance requested.

Accessing the Meeting

Online

Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/82241840949?pwd=VXU3WUtmQjZSTGwrYkpSSi9VbHBidz09>

Join by Phone

Dial US: US: +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 564 217 2000 or +1 669 444 9171

International numbers available: <https://us02web.zoom.us/u/kbNVdFsAEW>

Webinar ID: 822 4184 0949

Passcode: 746966

Virtual Board Meeting Instructions: <http://livingstonnj.org/1413/Virtual-Board-Meeting-Information>