

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

**April 26, 2022 – 7:00 PM**

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

**Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – March 22, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
  - 54 Collinwood Avenue; Application No. 2021-75-V; Danial Dubinett
  - 183 Beaufort Avenue; Application No. 2022-5-V; Anish Kapadia
  - 195 Beaufort Avenue; Application No. 2022-6-V; Aniket Deshpande & Swarada Malode
  - 33 Marisa Court; Application No. 2022-8-V; Vincent & Lucyanna Rubino
  - 12 Morningside Drive; Application No. 2022-7-V; Nimesh Majmudar
7. New Business –
  - 1) Variance  
Block 4203; Lot 14  
12 Spalding Drive  
Application No. 2022-17-V  
Hengfeng Liao & Wenyu Chien R-4 Zone  
[Application Documents](#)

Applicant seeks approval for a garage and first floor addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 35.73’ proposed; 4.27’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required 4.5’ proposed; 5.5’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 29% proposed; 1% variance requested.

2) Variance  
Block 902; Lot 4  
26 North Ridge Road  
Application No. 2022-15-V  
Steven & Jeannette Podgorski  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a front porch and sunroom addition in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 34’ proposed; 6’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 23.6% proposed; 6.4% variance requested.

3) Variance  
Block 3811; Lot 24  
9 Tuscan Road  
Application No. 2021-12-V  
9 Tuscan Road, LLC  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for to construct a new single family home in violation of the following Sections:

- 170-87L(1)(d) Front/Side Yard Setback – 35’ required; 20.4’ proposed; 14.6’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 35% proposed; 5% variance requested.

4) Variance  
Block 4800; Lot 14  
22 Collins Terrace  
Application No. 2022-21-V  
22 Collins, LLC  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a second story addition in violation of the following Section:

- 170-99C3 Right Side Yard Setback – 10’ required; 5’ proposed; 5’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 34.9% proposed; 4.9% variance requested.

5) Variance  
Block 6001; Lot 55  
21 Tower Road  
Application No. 2022-14-V  
21 Tower LLC  
[Application Documents](#)

R-2 Zone

Applicant seeks approval to construct a new 2-story single family home in violation of the following Sections:

- 170-87CC2 Habitable Floor Ratio – 18% allowed; 22% proposed; 4% variance requested.

6) Variance

Block 1302; Lot 5.01  
17 Congressional Parkway  
Application No. 2022-24-V  
Congress Builders LLC  
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a detached garage (in same location as current garage) in violation of the following Sections:

- 170-87E(1)(d)[4] Right Side Yard Setback – 5’ required; 2.77’ proposed (existing); 2.23’ variance requested.
- 170-87E(1)(d)[4] Rear Yard Setback – 5’ required; 2.57’ proposed (existing); 2.43’ variance requested.

7) Adjournment

**Accessing the Meeting Online**

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

<https://us02web.zoom.us/j/83387040851?pwd=OWw3eVQvTStEZFhoOHpWbGxwSVc1Zz09>

**Join by Phone**

Dial US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128; International numbers available: <https://us02web.zoom.us/j/83387040851?pwd=OWw3eVQvTStEZFhoOHpWbGxwSVc1Zz09>

**Webinar ID:** 833 8704 0851

**Passcode:** 381626

The meeting will be live-streamed (**for viewing purposes only**) to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ). All questions and comments must be made on Zoom.

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