

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

May 24, 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 – April 26, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 26 North Ridge Road; Application No. 2022-15-V; Steven & Jeannette Podgorski
 - 22 Collins Terrace; Application No. 2022-21-V; 22 Collins, LLC
 - 21 Tower Road; Application No. 2022-14-V; 21 Tower LLC
 - 17 Congressional Parkway; Application No. 2022-24-V; Congress Builders LLC
7. New Business –

1) Variance (*Adjourned from April 26, 2022*)

Block 4203; Lot 14

12 Spalding Drive

Application No. 2022-17-V

Hengfeng Liao & Wenyu Chien

[Application Documents](#)

R-4 Zone

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 3901; Lot 60
7 Highland Drive
Application No. 2022-19-V
Tanya Koifman & Karen Wilson
[Application Documents](#)

R-4 Zone

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

- 170-99C3 Right Side Yard Setback – 10' required; 7.8' proposed; 2.2' variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 18.2% proposed; 11.8% variance requested.

3) Variance

Block 5500; Lot 24
228 Hillside Avenue
Application No. 2021-23-V
Da Da Guo
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50' required; 22.2' proposed; 27.8' variance requested.
- 170-98C3 Right Side Yard Setback – 10' required 6.2' proposed; 3.8' variance requested.
- 170-98C3 Left Side Yard Setback – 10' required; 6.8' proposed; 3.2' variance requested.
- 170-98C3 Side Yard Aggregate – 30% required; 26% proposed; 4% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 33.7% proposed; 12.7% variance requested.

4) Variance

Block 6400; Lot 24
5 Goodhart Drive
Application No. 2022-30-V
5 Goodhart LLC
[Application Documents](#)

R-4 Zone

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

- 170-87CC1 Habitable Floor Ratio – 15% allowed; 18.16% proposed; 3.16% variance requested.

5) Variance (*Continued from March 26, 2022*)

Block 2905; Lot 14

151 Sycamore Avenue

Application No. 2021-49-V

MSB Builders, LLC

R-3 Zone

[Application Documents](#)

[Updated Denial, Survey, Plans](#)

Applicant seeks approval for a 2 ½ story single family home with a proposed in-ground pool, patio, pergola, and sports court in violation of the following Sections:

- 170-87BB3 Habitable Floor Ratio – 3520 sq ft allowed; 4864 sq ft proposed; 1344 sq ft variance requested.
- 170-91(16) Retaining Wall – Refer to Denial Letter dated May 16, 2022

6) 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/82368502099?pwd=S1NrTTEybEdwcGw3cTRDd3V0eTZ5UT09>

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/82368502099?pwd=S1NrTTEybEdwcGw3cTRDd3V0eTZ5UT09>

Webinar ID: 823 6850 2099

Passcode: 246008

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>