

Planning Department
Township of Livingston

Livingston Town Hall
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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS**

June 27, 2023 – 7:00 PM

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

Conference & Regular Meeting Agenda:

- Call to Order
- Statement of Compliance with Open Public Meetings Act
- Roll Call
- Approval of Minutes – May 23, 2023
- Communications
- Old Business – Consideration of Memorializing Resolutions:
 - 9 Scotland Drive; Application No. 2022-72-V; 9 Scotland Drive, LLC
 - 10 Dogwood Terrace; Application No. 2022-71-V; Sharon Shliechkorn
 - 25 Briar Cliff Road; Application No. 2023-7-V; Nicholas Bruton
 - 25 Hillside Avenue; Application No. 2023-11-V; West Hobart, LLC

1) Continued Hearing

Variance (*Continued from April 25, 2023*)

Block 4802; Lot 3

27 West Harrison Place

Application No. 2022-70-V

Denis & Lachin Saparova

[Application Documents](#)

R-4 Zone

Applicant seeks approval to extend existing garage and add a front porch in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 35.5’ proposed; 4.5’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.6’ proposed/existing; 2.4’ variance requested.

2) **Continued Hearing**

Variance (*Continued from May 23 2023*)

Block 2903; Lot 5

35 Lee Road

Application No. 2023-13-V

Property Maintenance Group, LLC

R-3 Zone

[Application Documents](#)

[Updated Documents](#) (5/23/2023)

[Updated Documents](#) (6/27/2023)

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

- 170-87CC3 Habitable Floor Ratio - 21% allowed; 37.3% proposed; 16.3% variance requested.

▪ **New Business**

1) Variance

Block 2905; Lot 28

18 Lee Road

Application No. 2023-12-V

Rodak Builders

R-3 Zone

[Application Documents](#)

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

- 170-87CC3 Habitable Floor Ratio - 21% allowed; 33.9% proposed; 12.9% variance requested.

2) Variance

Block 3300; Lot 18

30 Springbrook Road

Application No. 2023-15-V

Evan Jaffe

R-3 Zone

[Application Documents](#)

Applicant seeks approval for an addition and deck extension in violation of the following Sections:

- 170-98C2 Front Yard Setback - 50' required; 43.3' proposed; 6.7' variance requested.
- 170-87L(1)(c) Corner Lot Setback - 40' required; 22.2' proposed (existing); 17.8' variance requested.
- 170-98C4 Rear Yard Setback - 40' required; 15.3' proposed; 24.7' variance requested.
- 170-87CC3 Habitable Floor Ratio - 21% allowed; 26.1% proposed; 5.1% variance requested.

3) Variance
Block 1103; Lot 8
8 Hawthorne Drive
Application No. 2023-16-V
S2 Homes LLC / Yanchun Song
[Application Documents](#)

R-4 Zone

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

- 170-87CC4 Habitable Floor Ratio – 30% allowed; 37% proposed; 7% 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/83190813213?pwd=QmtnS2laV1VWVFdyWndRN25EaVpKZz09>

Join by Phone

Dial US: US: +1 646 931 3860 or +1 305 224 1968 or +1 309 205 3325

International numbers available: <https://us02web.zoom.us/j/83190813213?pwd=QmtnS2laV1VWVFdyWndRN25EaVpKZz09>

Webinar ID: 831 9081 3213

Passcode: 390256

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