

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

June 28, 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 – May 24, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 12 Spalding Drive; Application No. 2022-17-V; Hengfeng Liao & Wenyu Chien
 - 7 Highland Drive; Application No. 2022-19-V; Tanya Koifman & Karen Wilson
 - 228 Hillside Avenue; Application No. 2021-23-V; Da Da Guo
 - 5 Goodhart Drive; Application No. 2022-30-V; 5 Goodhart LLC
7. New Business –
 - 1) Variance (*Continued from April 26, 2022*)
Block 3811; Lot 24
9 Tuscan Road
Application No. 2022-12-V
9 Tuscan Road, LLC R-4 Zone
[Application Documents](#)
[Updated Denial, Survey, Plans](#)

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.

- 2) Variance
Block 2905; Lot 29
20 Lee Road
Application No. 2022-35-V
Dan Suraci
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 35’ proposed; 15’ variance requested.
- 170-87L(2)(c) Front/Side Yard Setback – 25’ required; 15’ proposed; 10’ variance requested.
- 170-98C3 Side Yard Setback – 10’ required; 4.8’ proposed; 5.2’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 28.6% proposed; 7.6% variance requested.

- 3) Variance
Block 5901; Lot 3
449 West Mount Pleasant Avenue
Application No. 2022-33-AA
Scorch Cigar Lounge
[Application Documents](#)

B-1 Zone

Applicant is requesting an appeal of the Zoning Officer’s Decision as defined by NJ SFAA, Section 26:3D-57 to utilize the premises for a Tobacco Retail Establishment.

- 4) Variance
Block 3701; Lot 1
50 East Mount Pleasant Avenue
Application No. 2022-18-PFSPV
50 East Mount Pleasant Avenue Associates

R-1 Zone

Applicant seeks approval to construct a two-story addition to the existing structure, a proposed ramp, an outdoor seating area, and restriping of three exiting parking stalls.

Application Documents: [App Form, Checklists, EIS, Recycling Plan, Photos](#); [Architectural Plan](#); [Site Plan](#)

Township Reports: [Engineering](#); [Planning](#)

- 5) 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/88367884121?pwd=ZVdiVnBrVWxWZWFaVHZuMFpvNUIxZz09>

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/88367884121?pwd=ZVdiVnBrVWxWZWFaVHZuMFpvNUIxZz09>

Webinar ID: 883 6788 4121

Passcode: 956060

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

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