

Planning Department
Township of Livingston

Livingston Town Hall
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ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

July 11, 2023 – 7:00 PM

Updated 7/11/2023

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 - June 27, 2023
- Communications
- Old Business - Consideration of Memorializing Resolutions:
 - 27 West Harrison Place; Application No. 2022-70-V; Denis & Lachin Saparova
 - 35 Lee Road; Application No. 2023-13-V; Property Maintenance Group, LLC
 - 30 Springbrook Road; Application No. 2023-15-V; Evan Jaffe
 - 8 Hawthorne Drive; Application No. 2023-16-V; S2 Homes LLC / Yanchun Song

1) Continued Hearing (*Continued from 6/27/2023*)

Variance

Block 2905; Lot 28

18 Lee Road

Application No. 2023-12-V

Rodak Builders

R-3 Zone

[Application Documents](#)

[Updated Application Documents](#)

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

- 170-87CC3 Habitable Floor Ratio - 21% allowed; 30.89% proposed; 9.89% variance requested.
(Revised 6/29/2023)

▪ **New Business**

- 1) Extension of Resolution of Approval
Block 4703; Lot 26
36 Midway Drive
Application No. 2021-76-V
Rebecca & Donald Campbell
[Application Documents](#)

R-4 Zone

Applicant is seeking a one-year extension of the previously approved variance relief and Resolution memorialized on February 24, 2022.

- 2) Variance
Block 1306; Lot 24
26 Cobblewood Road
Application No. 2023-24-V
Jared Prince
[Application Documents](#)

R-4 Zone

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

- 170-87BB4 Habitable Floor Area - 3220 sf allowed; 3313 sf proposed; 93 sf variance requested.

- 3) Variance
Block 3901; Lot 106.15
25 Marisa Court
Application No. 2023-10-V
David Wilner
[Application Documents](#)

R5-E Zone

Applicant seeks approval for an in-ground pool/fence in violation of the following Sections:

- 170-96(A)8(f) Rear Yard Setback - 20' required; 4' proposed; 16' variance requested.
- 170-96(A)8(f) Right Side Yard Setback - 20' required; 17.1' proposed; 2.9' variance requested.
- 170-96(A)8(f) Left Side Yard Setback - 20' required; 16.5' proposed; 3.5' variance requested.
- 170-96(A)8(a) Rear Yard Aggregate - 10% allowed; 11.4% proposed; 1.4% variance requested.

- 4) Variance
Block 5301; Lot 10
3 Apple Tree Court
Application No. 2023-17-V
Lauren & Matthew Silver
[Application Documents](#)

R-2 Zone

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

- 170-97C2 Front Yard Setback - 60' required; 57' proposed; 3' variance requested.

5) Variance (*Adjourned to September 12, 2023*)

Block 4301; Lot 24
68 Irving Avenue
Application No. 2023-19-V
Fabiano DeOliveria
[Application Documents](#)

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 26.42’ proposed; 13.6’ variance requested.
- 170-99C3 Right Side Yard Setback – 10’ required; 6.42’ proposed; 3.6’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 6.01’ proposed/existing; 3.99’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24.5% proposed; 5.5% variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 45.4% proposed; 15.4% variance requested.

6) Variance

Block 1304; Lot 58
20 Beverly Road
Application No. 2023-22-V
Stefan Tiuca
[Application Documents](#)

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 30’ proposed; 10’ variance requested.
- 170-87L(1)(d) Corner Lot Setback – 35’ required; 28.4’ proposed; 6.6’ 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/85400567168?pwd=cWZuZlI5cHpRRG1FTjBkeEx6dHhEQT09>

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/85400567168?pwd=cWZuZlI5cHpRRG1FTjBkeEx6dHhEQT09>

Webinar ID: 854 0056 7168

Passcode: 917257

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