

Planning Department
Township of Livingston

Livingston Town Hall
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ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

August 22, 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 – July 11, 2023
- Communications
- Old Business – Consideration of Memorializing Resolution:
50 E. Mount Pleasant Associates, LLC; Application No. 2022-18-PFSPV (Amendment)

Request to Amend Memorializing Resolution
PSEG – Application No. 2022-63-PFSPV

▪ **New Business**

1) Variance

Block 6001; Lot 80
14 Baker Road
Application No. 2023-23-V
Nicole Staci Tedesco
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a two-story rear addition and a new entry portico over existing covered porch in violation of the following Sections:

- 170-99C2 Front Yard Setback – 60' required; 42.4' proposed; 17.6' variance requested
- 170-87CC2 Habitable Floor Ratio – 18% allowed; 25% proposed; 7% variance requested

2) Variance
Block 4505; Lot 64
5 Manor Road
Application No. 2023-28-V
Chris Welber
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a sunroom in the rear/side yard in violation of the following Sections:

- 170-99C3 Side Yard Setback - 10' required; 6' proposed; 4' variance requested
- 170-99C3 Aggregate Side Yard Setback - 33.3' required; 15.9' proposed; 17.4' variance requested

3) Variance
Block 1000; Lot 15
76 West McClellan Avenue
Application No. 2023-38-V
Leke Gjoni
[Application Documents](#)

R-2 Zone

Applicant seeks approval for demolition and reconstruction of house in violation of the following Sections:

- 170-97C4 Rear Yard Setback - 50' required; 32.92' proposed; 17.08' variance requested
- 170-87CC2 Habitable Floor Ratio - 18% allowed; 22.9% proposed; 4.9% variance requested

4) Variance
Block 2000; Lot 16
14 Melrose Drive
Application No. 2023-29-V
Sainath Tadikonda & Amruthu Kommu
[Application Documents](#)

R-4 Zone

Applicant seeks approval for new construction of a single family residence in violation of the following Sections:

- 170-99C2 Front Yard Setback - 40' required; 35.8' proposed; 4.2' variance requested
- 170-87CC4 Habitable Floor Ratio - 30% allowed; 33.8% proposed; 3.8% variance requested

5) Variance
Block 1704; Lot 19
89 East McClellan Avenue
Application No. 2023-25-V
Gary & Darice Tufaro
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a two car garage in violation of the following Section:

- 170-87E(1)(a) Accessory Building (Height) - 13' allowed; 20' proposed; 7' variance requested

6) Variance
Block 2905; Lot 49
9 Montgomery Road
Application No. 2023-27-V
Shalini Verma
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Left Side Yard Setback – 10’ required; 5.5’ proposed (existing); 4.5’ variance requested
- 170-98C3 Aggregate Side Yard – 30% required; 28.4% proposed; 1.6% variance requested
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 24.6% proposed; 3.6% variance requested

7) Variance
Block 5104; Lot 11
146 West Hobart Gap Road
Application No. 2023-26-V
Tatyana & Alexey Braginskiy
[Application Documents](#)

R-1 Zone

Applicant seeks approval for a fence in the front yard and a pool cover in violation of the following Sections:

- 170-90(2)(b) Fence Height – 4’ allowed; 5’ proposed; 1’ variance requested
- 170-87(1)(f) Accessory Structure (Pool Cover) – 1868.5’ allowed; 2168.5’ proposed; 818.5’ 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/85189917089?pwd=WWRMZHdUZzI SemJXcDNLclVoa09adz09>

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/u/kcBZwGYWcR>

Webinar ID: 851 8991 7089

Passcode: 779183

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