



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

September 29, 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 – August 23, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 6 Redwood Road; Application No. 2022-32-V; Xiangyu Wen
 - 133-135 East McClellan Avenue; Application No. 2022-22-PFSP-UV; Jorge Taboada

7. New Business –

1) Variance

Block 3300; Lot 31
27 Rumson Road
Application No. 2022-45-V
Ka Wing Pak
[Application Documents](#)

R-3 Zone

Applicant seeks approval to build a deck off rear of home in violation of the following Sections:

- 170-98C(4) Rear Yard Setback – 40' required; 31.9' proposed; 8.1' variance requested.

2) Variance

Block 3902; Lot 19
22 Mount Pleasant Parkway
Application No. 2022-41-V
Nikhil Kulkarni
[Application Documents](#)

R-4 Zone

Applicant seeks approval to demolish existing deck and add a rear addition with basement in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 6.4’ proposed (existing); 3.6’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 41.3% proposed; 11.3% variance requested.

3) Variance

Block 5100; Lot 28
13 Wychwood Road
Application No. 2022-43V
Adam & Sarah Weinstein
[Application Documents](#)

R-3 Zone

Applicant seeks approval for a 2-story addition on left side of home in violation of the following Sections:

- 170-98C2 Front Yard Setback – 50’ required; 37.6’ proposed; 12.4’ variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 24.4% proposed; 3.4% variance requested.

4) Use Variance

Block 1512; Lot 11
127 East Mount Pleasant Avenue
Application No. 2022-46-PFSP-UV
Livingzen, LLC

R-4 Zone

Applicant proposes to construct a 1276 sq ft second floor addition to an existing single-story that contains a psychologist’s office use and associated site improvements.

Application Documents: [App Forms, Checklists, EIS](#); [Architectural Plans](#); [Site Plans](#)

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/84874711643?pwd=WU4zS1ZXTG9YZUQva3UxdHZhYk12QT09>

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/84874711643>

Webinar ID: 848 7471 1643

Passcode: 471195

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>