

Township of Livingston
Planning Department
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ZONING BOARD OF ADJUSTMENT CONFERENCE & REGULAR MEETINGS

November 17, 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 – October 25, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 27 Springbrook Road; Application No. 2022-48-V; Rose Registre
 - 6 Kathay Drive; Application No. 2022-49-V; Gennady & Maggie Borukhovich
 - 55 Cornell Drive; Application No. 2022-47-V; Evan & Sarah Schonfeld
 - 20 Byron Place; Application No. 2022-51-V; Andrew & Robin Pack
 - 127 East Mount Pleasant Avenue; Application No. 2022-46-PFSP-UV; Livingzen, LLC
7. New Business – (a) Proposed Meeting Dates for 2023 – Preliminary Discussion

1) Variance

Block 4300; Lot 23

222 South Livingston Avenue

Application No. 2018-86-PFSP-UV (Amendment)

Poto Developers, LLC

B-1 Zone

Applicant seeks to amend the previously approved site plan for the exterior façade.

[Application Form, Checklists, EIS Waiver, Photos](#); [Prior Resolution 10/27/2020](#); [BID Approval Letter](#); [Site Plans](#); [Architectural Plans](#)

2) Variance (*Continued from May 24, 2022*)

Block 2905; Lot 14
151 Sycamore Avenue
Application No. 2022-55-V
MSB Builders LLC

R-3 Zone

[Original Application Documents](#)

[Updated Application Documents](#)

Applicant seeks approval for a 2 ½ story single family home with a proposed in-ground pool, patio, pergola, and sports court in violation of the following Sections:

- 170-98BB3 Habitable Floor Area – 3520 sq ft allowed; 4384 sq ft proposed; 864 sq ft variance requested.

3) Variance

Block 2401; Lot 19
31 Mountain Ridge Drive
Application No. 2022-55-V
Matthew & Julie Kaplan

R-1 Zone

[Application Documents](#)

Applicant seeks approval for a one-story addition, deck, and covered patio in violation of the following Section:

- 170-97C4 Rear Yard Setback – 50’ required; 31.36’ proposed; 18.64’ variance requested.

4) Variance

Block 5100; Lot 60
307 Hillside Avenue
Application No. 2022-50-V
Carlos Aramayo

R-3 Zone

[Application Documents](#)

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

- 170-87CC3 Habitable Floor Ratio – 21% allowed; 22.6% proposed; 1.6% variance requested

5) Variance

Block 7300; Lot 67
4 Columbia Road
Application No. 2022-57-V
Abhilash Madhavarapu

R-1 Zone

[Application Documents](#)

Applicant seeks approval for a retaining wall in violation of the following Sections:

- 170-91B(4)(b) Retaining Wall – 6’ allowed; 10’ proposed; 4’ variance requested.

6) Variance
Block 1400; Lot 15
7 Cottage Terrace
Application No. 2022-56-V
Seth & Celine Leeds
[Application Documents](#)

R-4 Zone

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

- 170-99C2 Front Yard Setback – 40’ required; 24.5’ proposed; 15.5’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 4501 sq ft proposed; 1281 sq ft variance requested.

7) 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/83094408753?pwd=QUoreHBecWdiL2tFeFlhd2F5d05FUT09>

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/83094408753?pwd=QUoreHBecWdiL2tFeFlhd2F5d05FUT09>

Webinar ID: 830 9440 8753

Passcode: 606830

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>