

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

**November 23, 2021 – 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 26, 2021
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
  - 2 Fredon Drive; Application No. 2021-36-V; Rajiv & Carrie Parikh
  - 29 Wellington Road; Application No. 2021-56-V; Corey Stone
  - 15 Badger Drive; Application No. 2021-52-V; 15 Badger Drive, LLC
  - 8 Village Drive; Application No. 2021-54-V; Elizabeth Weiss
  - 48 Lexington Drive; Application No. 2021-55-V; Amanda Gold
  - 87 W McClellan Ave; Application No. 2021-53-V; Urja Patel
7. New Business – (a) Proposed Meeting Dates for 2022 – Preliminary Discussion

1) Variance (*Adjourned to December 14, 2021*)

Block 2400; Lot 22  
225 East Cedar Street  
Application No. 2021-50-V  
Daniel Fremed

R-3 Zone

[Application Documents](#)

Applicant seeks approval for a fence in violation of the following Section:

- 170-91A (3)(a) Side Yard Fence – 60” allowed; 72” proposed; 12” variance requested.
- 170-91A (2)(b) Front Yard Fence –
  - 48” allowed; 72” proposed; 24” variance requested.
  - Plantings required; Retain current plantings with no additional plantings proposed
  - 50% open required; board on board proposed

2) Variance (Continued from September 28, 2021)

Block 2402; Lot 19

2 Hadrian Drive

Application No. 2021-20-V

Bruce & Marla Nagel

R-1 Zone

[Application Documents](#); [Updated Denial & Plans](#)

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

- 170-97C2 Front Yard Setback – 60’ required; 48’ proposed; 12’ variance requested.

3) Variance

Block 6800; Lot 22

16 Goodhart Drive

Application No. 2021-62-V

Jon Gantman

R-1 Zone

[Application Documents](#)

The Applicant seeks approval to add a roof to an existing patio in violation of the following Section:

- 170-96C4 Rear Yard Setback – 75’ required; 50.6’ proposed (existing); 24.4’ variance requested.

4) Variance

Block 7201; Lot 4

2 Devonshire Road

Application No. 2021-58-V

Anuj Goyal & Deepali Jain

R-1 Zone

[Application Documents](#)

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

- 170-87L2(a) Corner Lot Setback – 37.5’ required; 29.4’ proposed; 8.1’ variance requested.
- 170-96C4 Rear Yard Setback – 75’ required; 54.9’ proposed; 20.1’ variance requested.
- 170-87CC1 Habitable Floor Ratio – 15% allowed; 19.5% proposed; 4.5% variance requested.

5) Variance

Block 5400; Lot 4

11 Baker Road

Application No. 2021-60-V

Solomon Gbondo-Tugbawa

R-2 Zone

[Application Documents](#)

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

- 170-97C3 Right Side Yard Setback – 15’ required; 13.33’ proposed; 1.67’ variance requested.
- 170-97C3 Left Side Yard Setback – 15’ proposed; 8.33’ proposed; 6.17’ variance requested.
- 170-97C4 Rear Yard Setback – 50’ required; 31.58’ proposed; 18.42’ variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% allowed; 21.5% proposed; 3.5% variance requested.

- 6) Application for Minor Site Plan  
Block 2006; Lot 30  
193 East Mount Pleasant Avenue  
Application No. 2021-28-MSP  
Temple Beth Shalom

R-3 Zone

[Application Documents & Township Review](#)

Applicant seeks approval to replace a fence along portions of its property and enclosure of existing HVAC unit with a new fence.

- 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/87936249685?pwd=YmZkYSTjZy9BbUUwY0p3UHlmSUMxUT09>

### 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/87936249685?pwd=YmZkYSTjZy9BbUUwY0p3UHlmSUMxUT09>

**Webinar ID:** 879 3624 9685

**Password:** 334865

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>