

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

January 25, 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. Re-Organization Matters
 - a) Oaths of Office to Re-Appointed Members
 - b) Election of Chairman to serve until January 24, 2023
 - c) Election of Vice Chairman to serve until January 24, 2023
 - d) Election of Recording Secretary to serve until January 24, 2023
 - e) Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board for a term expiring on January 24, 2023
 - f) Adoption of 2022 Zoning Board Meeting Schedule
5. Approval of Minutes – December 14, 2021
6. Communications
7. Old Business –
 - (a) Consideration of Memorializing Resolutions:
 - 8 Rainbow Ridge Drive; Application No. 2021-59-V; Susan & Steven Scheichet
 - 42 Baker Road; Application No. 2021-67-V; Richard D. Pecht
 - 5 Scotland Drive; Application No. 2021-66-V; 5 Scotland Drive, LLC
 - 10 Millbrook Court; Application No. 2021-63-V; James Hu
 - 9 Grasmere Court; Application No. 2021-65-V; ASA Group LLC
 - (b) Consideration of **Amended** Memorializing Resolution:
 - 2 Hadrian Drive; Application No. 2021-20-V; Bruce & Marla Nagel

8. New Business

1) Variance (Continued from September 28, 2021)

Block 2400; Lot 22
225 East Cedar Street
Application No. 2021-50-V
Daniel Fremed
[Application Documents](#)

R-3 Zone

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

Block 900; Lot 73
22 Congressional Parkway
Application No. 2021-68-V
Joseph & Sheila Wendolowski
[Application Documents](#)

R-4 Zone

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

- 170-87L(2)(d) Corner Lot Setback – 20’ required; 11.3’ proposed; 8.7’ variance requested.
- 170-87E(1)(d)[4] Accessory Building – 5’ from property line required; 1.4’ proposed/existing; 3.6’ variance requested.

3) Variance

Block 1000; Lot 7
7 Locust Place
Application No. 2021-69-V
Eyal Alon
[Application Documents](#)

R-2 Zone

Applicant seeks approval to approval for a one-story addition and a porch in the rear yard in violation of the following Section:

- 170-97-C4 Rear Yard Setback – 50’ required; 39.1’ proposed; 10.9’ variance requested.

4) Variance
Block 4205; Lot 3
13 Spalding Drive
Application No. 2021-71-V
Tommy Setiawan
[Application Documents](#)

R-4 Zone

Applicant seeks approval for an addition, porch, and deck in violation of the following Sections:

- 170-99C2 Front Yard Setback – 40’ required; 35.47’ proposed; 4.53’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 5.22’ proposed; 4.78’ variance requested.
- 170-87L(1)(d) Corner Lot Setback – 35’ required; 25.95’ proposed; 9.05’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 34.2% proposed; 4.2% variance requested.

5) Variance
Block 700; Lot 24
26 Surrey Lane
Application No. 2021-72-V
Jonathan Goldenthal
[Application Documents](#)

R-2 Zone

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

- 170-87CC2 Habitable Floor Ratio – 18% allowed; 19.4% proposed; 1.4% variance requested.

6) Variance
Block 4800; Lot 29
54 Collinwood Avenue
Application No. 2021-75-V
Danial Dubinett
[Application Documents](#)

R-4 Zone

Applicant seeks approval for a side & rear addition and front & rear covered porches in violation of the following Sections:

- 170-99C3 Right Side Yard Setback – 10’ required; 6’ proposed; 4’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 6.6’ proposed; 3.4’ variance requested.
- 170-99C3 Aggregate Side Yard Setback – 30% required; 21.5% proposed; 8.5% variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 3544 sq ft proposed; 324 sq ft variance requested.

7) Variance

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

R-4 Zone

Applicant seeks approval for a two story addition at left side and rear of home in violation of the following Sections:

- 170-99C4 Rear Yard Setback – 35’ required; 24.75’ proposed; 10.25’ variance requested.
- 170-87CC4 Habitable Floor Ratio – 30% allowed; 38.28% proposed; 8.28% variance requested.

8) Application to Amend Condition of Prior Approval

Block 3701; Lot 4
66 East Mount Pleasant Avenue
Application No. 2008-61-PFSPV (Amendment)
Dr. Ajay Malhotra
[Application Documents](#)

R-3 Zone

The Applicant seeks the Board’s approval to modify the Resolution memorialized on January 27, 2008 to excise Condition 4.

9) 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/86706560753?pwd=UklOcmwrNEc1aVpqRkE5L1JFckIrZz09>

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/86706560753?pwd=UklOcmwrNEc1aVpqRkE5L1JFckIrZz09>

Webinar ID: 867 0656 0753

Password: 791359

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>