

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

February 23, 2020 – 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 – January 26, 2021
5. Communications
6. Old Business – Consideration of Memorializing Resolutions:
 - 3 Pittsfield Court; Application No. 2020-62-V; Brian & Elissa Langer
 - Stonewall Drive; Application No. 2020-58-V; Darshan & Nihita Goswami

7. New Business

a) Variance

Block 2903; Lot 21
50 Oakwood Avenue
Application No. 2020-65-V
Novel Jersey Homes LLC / Yanchun Song
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 30.5’ proposed/existing; 19.5’ variance requested.
- 170-98C3 Right Side Yard Setback – 10’ required; 4.5’ proposed/existing; 5.5’ variance requested.
- 170-98C3 Left Side Yard Setback – 10’ required; 3.7’ proposed/existing; 6.3’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 16.4% proposed/existing; 13.6% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 39.65% proposed; 18.65% variance requested.

b) Variance (*Adjourned from January 26, 2021*)

Block 3900; Lot 11
75 Mounthaven Drive
Application No. 2020-56-V
Bogdan Kwoczka
[Application Documents & Township Reports](#)

R-4 Zone

The Applicant seeks approval for a rear two-story addition in violation of the following Sections:

- 170-994 Rear Yard Setback – 35’ required; 29.75’ proposed; 5.25’ variance requested.
- 170-87E(1)(b) Accessory Structure Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-87CC Habitable Floor Ratio – 30% allowed; 38.5% proposed; 8.5% variance requested.
- 170-87E(1)(d)[4] Rear Yard Setback (Garage) – 5’ required; 1.95’ existing/proposed; 3.05’ variance requested.
- 170-87E(1)(e) Side Yard Setback (Garage) – 5’ required; 3.8’ proposed; 1.2’ variance requested.

c) Variance

Block 2903; Lot 21
50 Oakwood Avenue
Application No. 2020-65-V
Novel Jersey Homes LLC / Yanchun Song
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 30.5’ proposed/existing; 19.5’ variance requested.
- 170-98C3 Right Side Yard Setback – 10’ required; 4.5’ proposed/existing; 5.5’ variance requested.
- 170-98C3 Left Side Yard Setback – 10’ required; 3.7’ proposed/existing; 6.3’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 16.4% proposed/existing; 13.6% variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% allowed; 39.65% proposed; 18.65% variance requested.

d) Variance

Block 202; Lot 42
320 Beaufort Avenue
Application No. 2021-3-V
Meiting Huang
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a first floor addition in violation of the following Sections:

- 170-97C2 Front Yard Setback – 60’ required; 50.4’ proposed/existing; 9.6’ variance requested.
- 170-97C3 Left Side Yard Setback – 15’ required; 14.5 proposed/existing; 0.5’ variance requested.

e) Variance

Block 2004; Lot 8
228 E McClellan Avenue
Application No. 2020-63-V
Odilon & Wlliana Bragatto
[Application Documents](#)

R-3 Zone

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

- 170-98C2 Front Yard Setback – 50’ required; 39.5’ proposed; 10.5’ variance requested.
- 170-98C3 Aggregate Side Yard Setback – 30% required; 29% proposed; 1% variance requested.
- 170-87 CC3 Habitable Floor Ratio – 21% allowed; 23% proposed; 2% variance requested

f) Variance

Block 900; Lot 15
45 North Ridge Road
Application No. 2021-2-V
Fern Felsenheld
[Application Documents](#)

R-4 Zone

Applicant proposes to demolish existing house and seeks approval to construct a new single family home in violation of Sections:

- 170-99C3 Aggregate Side Yard – 30% allowed; 23.67% proposed; 6.33% variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft allowed; 3522 sq ft proposed; 302 sq ft variance requested.

g) Variance

Block 6101; Lot 21
13 Volker Lane
Application No. 2021-4-V
Inga & Oriel Cohen
[Application Documents](#)

R-1 Zone

Applicant seeks approval to construct an in-ground pool and outdoor kitchen in violation of Sections:

- 170-96A(8)(a) Swimming Pool Rear Yard Lot Area – 10% of year yard permitted; 15% proposed; 5% variance requested.
- 170-96A(8)(f) Swimming Pool Side Yard Setback (Left & Right Sides) – 20' required; 11' proposed; 9' variance requested.
- 170-87E(1)(d)[1] Accessory Structure Rear Yard Setback – 10' required; 5' proposed; 5' variance requested.

h) Variance

Block 401; Lot 79
43 Morningside Drive
Application No. 2021-6-V
Adam & Ashley Kessler
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a first floor addition and deck in violation of Sections:

- 170-97C4 Rear Yard Setback – 50' required; 46.5' proposed; 3.5' variance requested.
- 170-87BB2 Habitable Floor Area – 4870 sq ft allowed; 4875 sq ft proposed; 5 sq ft variance requested.
- 170-87CC2 Habitable Floor Ratio – 18% allowed; 19.4% proposed; 1.4% variance requested.

i) 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/87660687513?pwd=cXU2ZWVhZVYtbnNpphaFB6VTlxR0Yzdz09>

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

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International numbers available: <https://us02web.zoom.us/j/87660687513?pwd=cXU2ZWVhZVYtbnNpphaFB6VTlxR0Yzdz09>

View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)