

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

March 22, 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 – February 24, 2022
5. Communications
6. Old Business – (a) Consideration of Memorializing Resolutions:
 - 305-307 W. Northfield Road; Application No. 2018-16-PFSP-UV (Amendment); Crystal Plaza
 - 146 Adams Court; Application No. 2019-29-V (Amendment); Xiuqing Liu & Tingyan Zeng
 - 64 Elmwood Drive; Application No. 2021-77-V; Leo Jantusch
 - 11 Consul Road; Application No. 2021-79-V; David & Bonnie Sussman
 - 324 Hillside Avenue; Application No. 2021-61-V; Jay Van de Beek
 - 12 Nottingham Road; Application No. 2022-1-V; Michael & Lauren Schor
 - 27 Preston Drive; Application No. 2021-78-V; Michelle Plotsker & Yosef Cohen
7. New Business – Review of Draft 2021 Annual Report
 - 1) Variance (*Withdrawn*)
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 (*Continued from January 15, 2022*)

Block 4800; Lot 29

54 Collinwood Avenue

Application No. 2021-75-V

Danial Dubinett

R-4 Zone

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

Applicant seeks approval for additions to the side and rear of home 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 Percentage – 30% required; 21.5% proposed; 8.5% variance requested.

3) Variance

Block 107; Lot 26

183 Beaufort Avenue

Application No. 2022-5-V

Anish Kapadia

R-4 Zone

[Application Documents](#)

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

- 170-99C(4) Rear Yard Setback – 35’ required; 25’ proposed; 10’ variance requested.

4) Variance

Block 107; Lot 28

195 Beaufort Avenue

Application No. 2022-6-V

Aniket Deshpande & Swarada Malode

R-1 Zone

[Application Documents](#)

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

- 170-99C(4) Rear Yard Setback – 35’ required; 25’ proposed; 10’ variance requested.

5) Variance

Block 3901; Lot 106.13

33 Marisa Court

Application No. 2022-8-V

Vincent & Lucyanna Rubino

R-5E Zone

[Application Documents](#)

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

- 170-99C(4) Rear Yard Setback – 35’ required; 30.25’ proposed; 4.75’ variance requested.

- 6) Variance
Block 404; Lot 4
12 Morningside Drive
Application No. 2022-7-V
Nimesh Majmudar
[Application Documents](#)

R-2 Zone

Applicant seeks approval for a new deck over existing patio and move hot tub on the deck in violation of the following Sections:

- 170-97C4 Rear Yard Setback – 50’ required; 36.5’ proposed; 13.5’ variance requested.
Hot tub must be located 5’ from the house.

- 7) Variance
Block 2905; Lot 14
151 Sycamore Avenue
Application No. 2021-49-V
MSB Builders, LLC
[Application Documents](#)

R-3 Zone

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:

- 170-87BB3 Habitable Floor Ratio – 3520 sq ft allowed; 5253 sq ft proposed; 1733 sq ft variance requested.

- 8) 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/82570250989?pwd=MGF5YlRkZm5oVlRGN2ZER25sRzU1UT09>

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/82570250989>

Webinar ID: 825 7025 0989

Password: 398828

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>