

**RESOLUTION
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF LIVINGSTON
NEW JERSEY**

Application #: 2014-63-V
Decided: November 10, 2015
Memorialized: December 8, 2015

FINDINGS AND CONCLUSIONS

The Zoning Board of Adjustment of the Township of Livingston, having considered the Application and plans filed in this matter, and the testimony and evidence presented at the hearing on November 10, 2015 the following findings of fact and conclusions are made:

1. The Applicant is Mark Levy.
2. The property is commonly known as 16 Ross Road and is taxed as Block 7300, Lot 15. The property is in the R-1 Zone.
3. The applicant has satisfied the statutory procedural requirements of service and publication of notice, and there are no taxes or assessments due or in arrears.
4. The Applicant proposes to construct an addition to a single-family residence. This Application is for an amendment to a variance granted on November 11, 2014.
5. Violations of Livingston Zoning Ordinances:
 - (a) Section 170-87CC(3) Habitable Floor Ratio – 15% allowed, 20% proposed; 5% variance requested;
6. The following persons testified at the hearing: The applicant, Mark Levy, and the applicant's architect, Christine Miseo, A.I.A.
7. The following persons objected to or expressed interest in the application at the hearing: none.
8. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70(d) (4) for the relief sought by demonstrating that the residence will fit within the streetscape and that the property can accommodate the residence.

The Board found that granting the proposed variances will not result in any substantial detriment to the public good, nor will there be any impairment of the zoning plan or municipal zoning ordinance. Now, therefore, be it **RESOLVED** by the ZONING BOARD OF ADJUSTMENT of the Township of Livingston that the application herein submitted is granted the following variances from the Ordinance:

A Habitable Floor Ratio variance of five percent (5%) is granted.

This approval is subject to all other requirements of the Township ordinances, building code, and the right of appeal by any interested party. Also, as required by Livingston Ordinance 170-27(A), construction must be commenced within one year of the date hereof or the variance shall expire.

Copies of the Applicant's survey showing the proposed improvements and architectural plans are attached hereto as an exhibit to indicate the final version thereof.

This Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on November 10, 2015 in which Board voted six in favor and none opposed to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.


CHAIRMAN:



JAMES HOCHBERG

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Livingston on November 10, 2015 by the affirmative votes of Mr. Nardone, Mr. Bier, Ms. Hwang, Mr. Resnick, Ms. Tabak Fass and Mr. Gillman; they being all of the Members present and eligible to vote.

PLANNING ADMINISTRATOR:



JACKIE COOMBS-HOLLIS

Prepared by: Alan Ozarow, Esq.

Motion by Mr. Nardone
Seconded by Mr. Bier