

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

Case # 2012-14-V

Motion by: Mr. Gillman

Second by: Mr. Shah

**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 May 22, 2012 and June 26, 2012, the following findings of fact and conclusions are made:

1. The applicant is John Lang.
2. The property is commonly known as 14 Intervale Road and is taxed as Block 3903, Lot 119. The property is in the R-3 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 arrearages.
4. The applicant proposes to construct a detached garage on the property.
5. Violation of Livingston Zoning Ordinance
  - (a) 170-87E(1)(d)(3) Accessory Structure Side Yard Setback (7' required, 1' 11" proposed; 5' 11" variance requested)
  - (b) 170-87E(1)(d)(3) Accessory Structure Rear Yard Setback (7' required, 1' 11" proposed; 5' 11" variance requested)
6. The following persons testified at the hearing: The applicant.
7. The following persons objected to or expressed interest in the application at the hearing: David Rocco of 18 Intervale, the owner of the adjacent property.
8. The applicant modified his request so that the garage would be at least 3 feet from the rear and side line to satisfy the concerns of his neighbor.
9. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70 (c)(1) for the relief sought by demonstrating that an undue or exceptional hardship would be imposed upon the applicant by a denial due the undersized nature of the lot.

Based upon the above findings, there will be no detriment resulting to the public good, nor will there be an 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 variance from the Ordinance:

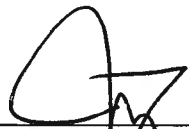
Accessory structure side and rear setback variances of four (4') are granted;

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. All other permits required by the Ordinances must be obtained before a building permit will be issued.

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.

The Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on June 26, 2012 in which Board voted to approve the application by a vote of four in favor and one opposed in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:

  
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ALAN OZAROW  
James C Hochberg

Dated: July 24, 2012

Prepared by: Herbert S. Ford, Esq.