

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

Application #: 2016-5-V
Decided: April 12, 2016
Memorialized: May 24, 2016

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 April 12, 2016, the following findings of fact and conclusions are made:

1. The applicants are Scott Ritch and Nancy Ritch.
2. The property is commonly known as 9 Nottingham Road and is taxed as Block 6400, Lot 9. 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 accessory structure (pool house) in the rear of a single family residence.
5. Violations of Livingston Zoning Ordinances:
 - (a) Section 170-87BB1 – Habitable Floor Area – 6,200 SF allowed, 9,504 SF proposed; 3,304 SF variance is requested.
 - (b) Section 170-87CC1 – Habitable Floor Ratio – 15% allowed, 16.8% proposed; 1.8% variance is requested.
6. The following persons testified at the hearing: The Applicants, and the Applicants' architect, Bill Byrne.
7. The following persons objected to or expressed interest the application at the hearing: none.
8. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70 (c)(2) for the relief sought by demonstrating that the purposes of the Municipal Land Use Law (MLUL) would be advanced by the addition, and the benefits of the variance substantially outweigh any detriment. The applicant has further satisfied the requirements for the relief sought by demonstrating that the addition will fit within the streetscape and that the property can accommodate the residence.

Based upon the above findings, the Board found that there will be no substantial 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 variances from the Ordinance:

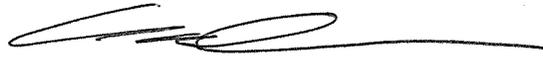
- (a) A Habitable Floor Area variance of 3,304 SF is granted; and
- (b) A Habitable Floor Ratio variance of 1.8% is granted.

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 April 12, 2016 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.

VICE CHAIRMAN:



TONY NARDONE

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 April 12, 2016 by the affirmative votes of Mr. Nardone, Mr. Resnick, Mr. Gillman, Ms. Hwang, Ms. Tabak Fass, Mr. Dunec and Mr. Hochberg; they being all of the Members present and eligible to vote.

PLANNING ADMINISTRATOR:



JACKIE COOMBS-HOLLIS

Prepared by: Alan Ozarow, Esq.