

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

Application #: 2016-30-V  
Decided: July 26, 2016  
Memorialized: August 23, 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 July 26, 2016, the following findings of fact and conclusions are made:

1. The Applicant is Xiaole Shen.
2. The Property is commonly known as 126 East Cedar Street and is taxed as Block 3000, Lot 14. 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 arrears.
4. The Applicant proposes to construct an addition to a single family residence.
5. Violations of Livingston Zoning Ordinances were noted:
  - (a) Section 170-87CC (3) Habitable Floor Ratio – 21% allowed, 23.65% proposed; a 2.65% variance is requested.
6. The following persons testified at the hearing: The Applicants; the Applicants' architect, Margaret Petersen.
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. 40:55D-70(c) (1) for the relief sought by demonstrating that the Applicant has a hardship due to an undersized lot. It was noted that had the Applicant's lot been a standard size, a variance would not be needed. 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.

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 two and sixty-five hundredths percent (2.65%) habitable floor ratio variance 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.

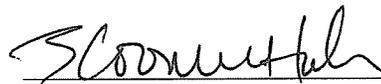
This Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on July 26, 2016 in which Board voted seven in favor and none opposed to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:

  
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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 July 26, 2016 by the affirmative votes of Mr. Gillman, Mr. Resnick, Ms. Hwang, Ms. Tabak Fass, Mr. Vieira, Mr. Nardone and Mr. Hochberg; they being all of the Members present and eligible to vote.

PLANNING ADMINISTRATOR:

  
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JACKIE COOMBS-HOLLIS

Prepared by: Alan Ozarow, Esq.