

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**REORGANIZATION / CONFERENCE & REGULAR MEETING**  
**JANUARY 10, 2013 7:30 PM**

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINELAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Members:** Mr. Bussiculo, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Minkoff, Mr. Siburn, Mr. Sullivan, Mr. Delia and Mrs. Granholm

Mr. Bernstein, Board Attorney

**Oath of Public Officers – Newly Appointed Members**

Mr. John Bussiculo – 4-year term to expire 12/31/16

Mr. Peter Boyer – 4-year term to expire 12/31/16

Mr. Robert Delia – 4-year term to expire 12/31/16 – Alternate #1

Mrs. Georgene Granholm – 2-year term to expire 12/31/14 – Alternate #2

**Roll Call:**

**Reorganization:**

**Election of Regina Giardina as Temporary Chairperson**

**Election of Board Chairman**

**Election of Board Vice Chairman**

**Designation of and Adoption of Resolutions:**

Meeting Dates

Official Newspapers – The Courier and The Star Ledger

Secretarial Services – Regina Giardina

Secretary – Connie Valenti

Escrow Official – Connie Valenti

Court Reporter – Schulman, Wiegmann & Associates

Board Attorney – Discussion based on submitted proposals

**Executive Session:**

Discussion of RFP's – Board of Adjustment Attorney

## **Agenda**

**January 10, 2013**

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### **Informal Review of Submitted Applications:**

#### **App. #25-12: Bob & Cindy Cray, -- 50 Beech Avenue, Block 2301, Lot 10 (R-15 Zone)**

Proposed one-story principal addition which results in Building Coverage and Total Lot Coverage limits being exceeded. (Building Coverage allowed: 15%; existing: 17.20%; proposed 19.23%. Total Lot Coverage allowed: 25%; existing: 27.34%; proposed: 34.0 %.) Pre-existing, nonconforming items are Lot Area, Lot Width, Principal Front-yard Setback, Side-yard Setback and Combined Side Yards.

#### **App. #26-12: Ilya Shlakman, 525 Springfield Avenue, Block 611, Lot 7 (HB-3 Zone)**

Applying for a certificate pursuant to N.J.S.A. 40:55D-68 certifying that the gas station and the structures are a prior nonconforming use and structures.

### **Application for Review:**

#### **---TO BE CARRIED TO JANUARY 28, 2013, FOR A SPECIAL MEETING---**

**(LAST HEARD DECEMBER 17, 2012, AND CARRIED TO JANUARY 10, 2013)**

#### **App. #18-12: Jack Silverman Realty & Mortgage Co., LLC (as successor in interest to original applicant, Berkley Realty Partners 244, LLC), 240-264 Springfield Avenue, Block 801, Lots 23 & 24 (R-15 & HB2 Zones)**

Seeking variances and site plan approval for a children's daycare facility and multi-tenant building, both facing Springfield Avenue. Approval for a prior plan had been granted in a Resolution dated July 22, 2010.

### **Adoption of Resolutions:**

#### **App. #12-12: Paone Realty Associates LLC – 369 Springfield Ave., Block 208, Lot 21**

Construction of a ground sign that would require two variances because 1) ground signs are allowed only for a Shopping or Office Plaza but this complex does not qualify as a Plaza as defined in the township ordinance; 2) proposed sign would list the names of the individual tenants which is prohibited by the township ordinance. (DD Zone)

### **Adoption of Minutes:**

December 3, 2012

December 13, 2012

December 17, 2012

### **Adjournment:**

Connie Valenti/Secretary