

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**REGULAR MEETING**  
**JANUARY 24, 2013**

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

**Roll Call:**

**Applications for Review:**

**App. #24-12: Stephen & Kimberly Blancuzzi, 218 Princeton Avenue, Bl.1709, Lot 3**

Approval for a proposed second-story addition and portico were granted by the Board of Adjustment on December 13, 2012. Homeowners are now requesting modification of this approval, which required that the shed be relocated from its current location to 40' off the rear property line due to the lot being a *through* lot. (The rear property abuts a paper street, Yale Avenue.) The request now being considered would modify the approval to retain the shed at its current location, which is 10' off the rear property line. (R-15 Zone)

**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, non-conforming 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.

**Adoption of Resolutions:**

Board Attorney

**Adoption of Minutes:**

December 17, 2012

January 10, 2013

**Adjournment:** Connie Valenti/Secretary