

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE MEETING
FEBRUARY 14, 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:

Informal Review of New Applications:

App. #1-13: Sharon & Wilhelm Fischer, 50 Twin Falls Road, Block 4502, Lot 28 (R-20 Zone)

Proposed principal addition does not conform to front-yard setback requirements (required: 50'; proposed: 42.5'). The following are pre-existing, nonconforming conditions: front-yard setback (existing house), lot width, principal side-yard setback, accessory structure (a shed with additional "lean to" roofed area abutting the shed) that does not conform to side-yard setback requirements, and existing driveway less than the required 5' off the side property line.

App. #2-13: Mario LoPresti, 120 Roland Road (Murray Hill), Block 4802, Lot 11 (R-20 Zone)

Proposed project to develop the backyard with an in-ground swimming pool, paver patios, pergola, playset area, outdoor kitchen and fireplace would result in "Other Coverage" exceeding the 10% allowed. The existing shed, which does not conform to location requirements, will be relocated to a conforming location. The existing driveway is less than the required 5' off the side property line.

Adoption of Resolutions:

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)

Board Attorney Resolution

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Adoption of Minutes:

January 24, 2013

January 28, 2013

Adjournment:

Connie Valenti/Secretary