

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
FEBRUARY 28, 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:

--CARRIED FROM JANUARY 24, 2013:

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. #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'; existing and proposed: 40.3'). 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.

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--CARRIED FROM JANUARY 24, 2013:

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

The Board has determined that the gasoline service station is a valid prior nonconforming use and structure. The applicant is requesting permission to make certain improvements to the property which require variance relief. The applicant requests waiver of formal site plan application or alternatively waiver of certain site plan requirements. The applicant has submitted a two-page application and five plans.

Adoption of Resolution:

Resolution authorizing Daniel Bernstein to defend Board in action brought by Stop & Shop.

Adoption of Resolution:

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

Approving 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 Minutes:

February 14, 2013

Adjournment:

Connie Valenti/Secretary