

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE MEETING
MARCH 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. #3-13: Lou & Mary Mastria, 94 Briarwood Drive East, Block 803, Lot 14 (R-15 Zone)

Proposed deck on a corner lot does not conform to the principal front yard setback requirement of 50' (existing: 25.90'; proposed: 30.45'). The deck will be attached to the principal dwelling along the Ridgewood Place street front. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" and Section 8.1.1B, "Expanding a nonconforming structure is prohibited." A patio made of pavers will also be added (which will not increase impervious coverage).

App. #4-13: Wayne & Linda Parisi, 63 Bristol Court, Block 1503, Lot 39 (R-15 Zone)

Proposed 6' high fence does not conform to the 5' height restriction. (The 6' height for the section of fence adjacent to NJ Transit Corporation property is permitted; however, the remaining sections of fence do not conform to Section 3.1.3 "Fences and Walls.")

App. #5-13: Brian Radano, 120 River Bend Road, Block 1006, Lot 13 (R-15 Zone)

Proposed storage room (lean-to structure), 20.5' x 8' x 9.5' high, will be attached to the house. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" and Section 8.1.1B, "Nonconforming Buildings and Uses" for: 1) principal front-yard setback: required 50'; proposed lean-to structure: 49.' 2) Combined side-yard setback: required 30', existing 29.9,' proposed: 21.35.' The proposed side-yard setback where the structure is to be added will be 7.3' off the side property line. 3) Building coverage: allowed 15%, existing 14.74%, proposed 16.12%. Existing, nonconforming issues are lot area, lot width, principal front-yard setback and combined side-yard setback.

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Adoption of Resolutions:

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

Proposed one-story principal addition results in the Building Coverage limit being exceeded. (Building Coverage allowed: 15%; existing: 11.40%; proposed 15.75%.) 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.

Adoption of Minutes:

February 14, 2013

February 28, 2013

Adjournment:

Connie Valenti/Secretary