

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

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. #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.

CARRIED TO APRIL 11, 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.

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Adoption of Resolutions:

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 Minutes:

March 14, 2013

Adjournment:

Connie Valenti/Secretary