

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE AND REGULAR MEETING
APRIL 11, 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:

Adoption of Resolutions:

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

Mr. Radano has submitted revised plans for the proposed storage room per the Board's motion of approval on March 28, 2013. As a result of the width of the storage room being reduced from 8' to 6', the slope of the roof will be altered. Mr. Radano will be at the meeting to answer questions about the revised plan. The proposed storage room (lean-to structure), 20.5' x 6' 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."

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).

Informal Review of New Applications:

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.") In addition, a proposed residential storage shed (15.6' x 15.6' x 14.3' high) totalling 243 sq. ft. exceeds the 100 sq. ft. maximum allowed. Relief is needed from Section 6.3.1B.4 "Permitted Accessory Uses."

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App. #6-13: Patrick & Rosemarie Henry, 107 Hillside Ave., Block 2506, Lot 16 (R-15 Zone)

Proposed one-story principal addition plus in-ground pool with large paver patio surround to include an outdoor kitchen result in accessory and total lot coverage limits being exceeded. The driveway, which is not being changed, is an existing nonconforming condition due to its 24' width (maximum allowed 18').

App. #7-13: Paul & Julianne Giammattei, 46 Mercier Place, Block 3003, Lot 1 (R-20 Zone)

Proposed sunroom (12' x 16') does not comply with the principal front-yard setback for Mercier Place, as this lot is a corner lot with additional frontage on Old Farm Road. (Required setback: 50'; existing: 30.4'; proposed: 40'.) The existing carport and shed will be removed and a new mudroom and garage will be constructed.

App. #8-13: Richard Ham, 28 Forest Avenue, Block 504, Lot 37 (R-15 Zone)

Expansion of a nonconforming single-family dwelling does not comply with front-yard setback requirements. In addition, building coverage and total lot coverage ratios are exceeded. The existing, nonconforming conditions are lot area, lot width, principal front-yard setback, side-yard setbacks, building coverage and total lot coverage. Also, the existing driveway is less than the required 5' from the lot line.

Application for Review:

CARRIED FROM MARCH 28, 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.

Adoption of Minutes:

March 28, 2013

Adjournment:

Connie Valenti/Secretary