AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
JULY 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:

Informal Review of New Applications:

App. #16-13: Michael Hayes, 314 Washington Street, Block 208, Lot 17 (R-10 Zone)
Proposed new, detached garage (24' x 28' x 20' high) will replace the existing (20' x 20' x 13'high) detached garage. A second-story work shop area is proposed to be built in the new garage and used for a hobby of wood working. In addition, an existing shed (8' x 12' x 10' high) will be relocated. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding "Other Coverage."

Applications for Review:

App. #15-13: Alexander & Yelena Mishkevich, 80 Hillcrest Ave., Bl. 1714, Lot 16 (R-15 Zone)
Proposed principal addition consisting of attached two-car garage, new front entry and new deck which is partially covered with a roof structure. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for front-yard setback , principal rear yard setback, building coverage and total lot coverage. Additional relief is required from Section 8.1.1B1.&2. which prohibits expansion of a nonconforming structure and Section 3.1.8."Decks" due to deck height.

CARRIED FROM JUNE 27, 2013:

App. #10-13: Firestone, 292 Springfield Avenue, Block 801, Lot 27 (HB-2 Zone)

Addition of lean-to roof attached to the rear of the existing building. Relief is needed from: Section 6.1.1B, "Schedule of General Regulations" because the roof addition does not conform to the principal rear-yard setback requirements and Section 10.6.3D.4 which sets forth buffering requirements.

CARRIED FROM JUNE 27, 2013:

App. #14-13: The Lusardi Group, 50 Industrial Road, Block 1301, Lot 14.01 (LI Zone)
Applicant is seeking conditional use approval to park its tractor trailer moving trucks overnight at the rear of the property. Since all conditions of the conditional use will not be met, Zoning Board approval is required. (Tractor trailers are not allowed under Section 7.1.5.K.7. of the ordinance.) The applicant is also proposing to create a parking area in the front yard for staff and customers which is not permitted in the LI Zone. The new parking area would result in "other coverage" and "combined coverage" limits being exceeded. Finally, the application includes a free-standing sign in the front yard (not permitted as per Section 5.4.3.).

Adoption of Resolutions:

App. #13-13: Mr. and Mrs. Dean Nasto, 14 Robbins Ave., Block 901, Lot 1 (R-15 Zone)
Proposed entrance portico requires relief from Section 6.1.1B, "Schedule of General Regulations" because it would encroach into the front-yard setback. As a result of the principal structure being elevated per Flood Plain Relief, the existing deck will increase in height and therefore require relief from Section 3.1.8, "Decks" which limits deck height to 4' in sections of a deck between the 40' rear-yard setback and the 30' setback allowed for decks.

Adoption of Minutes:
June 27, 2013

Adjournment:
Connie Valenti/Secretary