

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
SEPTEMBER 12, 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 AUGUST 8, 2013:

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."

Informal Review of New Applications:

App. #17-13: AM Real Estate LLC (7-ELEVEN), 416 Springfield Avenue, Block 208, Lots 18 & 18.01 (DD-Zone)

Proposed installation of three free standing ground signs along the frontage of the two lots. These signs are not permitted in the Downtown Zone District. The subject of this application is the 7-Eleven franchise grocery store which received site plan waiver approval by the Berkeley Heights Planning Board (App. #SP-3-13: Mazzocchi Mortaruolo LLC) in May 2013.

App.#18-13: 65 Heights LLC (Chris Kwak), 65 Park Avenue, Block 608, Lot 8 (R-10 Zone)

Proposed expansion and renovation of existing structure which contains 3 one-bedroom residential units in a district that prohibits multiple-family dwellings. The plan includes demolishing the detached garage and existing driveway off Park Ave. and building a new, six-car parking lot which enters and exits onto Berkeley Avenue. The addition of 1008 sq. ft. will result in a building with 2 two-bedroom units and 1 one-bedroom unit. Relief is needed from: MLUL Section 40:55D-70.d.(1) "a use or principal structure in a district restricted against such use or principal structure"; MLUL Section 40:55D-70.d.(2) "an expansion of a nonconforming use"; and Section 6.1.1B Schedule of General Regulations for "other" coverage and "Total Lot" coverage. Nonconforming conditions are principal front-yard setback, existing "other" coverage, existing building height and existing nonconforming use (3-family dwelling).

App.#19-13: Kevin & Eileen Granelli, 40 Bristol Court, Block 1503, Lot 16 (R-15 Zone)

Proposed one-story addition to rear of this single-family dwelling, second-story addition above existing garage, new covered deck and paver patio. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for exceeding the 15% limit on Building Coverage and the 25% limit on Total Coverage.

App.#20-13: William L. Gorski, 23 Roosevelt Avenue, Block 1302, Lot 3 (R-15 Zone)

Sheds on property do not conform to Section 6.3.1.B.4. which limits the total area of the sheds to 100 square feet.

Correspondence:

Memo to the Board from Board of Adjustment Secretary dated August 28, 2013, concerning App. #43-07: John & Maggie Gleeson, 121 Lorraine Drive, Block 2602, Lot 11

Adoption of Resolutions:

Two resolutions for Firestone:

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.

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 Minutes:

July 11, 2013

Adjournment:

Connie Valenti/Secretary