

**AGENDA**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

**CONFERENCE MEETING**

**OCTOBER 10, 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:**

*Substitute Attorney for this meeting: Barry Hoffman, Esq., Bernstein & Hoffman, Scotch Plains, New Jersey*

**Informal Review of New Applications:**

**App. #21-13: Andrew Knapp, 134 Twin Falls Road, Block 4502, Lot 17 (R-20 Zone)**

Proposed second-story addition will not meet the required principal front-yard setbacks along both fronts of this corner lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations." Relief is also needed from Section 8.1.1B.1. which prohibits the expansion of a nonconforming structure. Nonconforming conditions are lot area, lot depth, principal front-yard setback along both streets and size of existing shed (allowed: 100 sq. ft., existing 118 sq. ft.).

**App. #22-13: Robert & Carla McGlynn, 41 Hampton Drive, Block 3205, Lot 4 (R-20 Zone)**

Proposed new front portico (6' x 6.5' in size) to be constructed over existing porch. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setback and exceeding the allowed building coverage. Existing nonconforming conditions are lot width and lot area.

...continued on P. 2

**Adoption of Resolutions:**

**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. 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.

**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. #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.

**Adoption of Minutes:**

September 26, 2013

**Adjournment:**

Connie Valenti/Secretary