

**AGENDA**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

**REGULAR MEETING**

**JANUARY 29, 2014 7:30 pm**

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. Siburn,  
Mr. Sullivan, and Mr. Delia

Mr. Bernstein, Board Attorney

**Roll Call:**

**Applications for Review:**

**App.#2-14: Leonard & Elizabeth DeBotton, 106 Briarwood Dr. E., Block 1401, L.30 (R-15)**

Proposed two-story addition on corner lot with two principal front-yard setbacks. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" for encroaching into the required front-yard setback on Ridgewood Avenue (required: 50', existing: 34.8'; proposed: 30.2'.) and on Briarwood Drive E. (required: 50'; existing: 40.4', proposed: unchanged at 40.4'). Existing nonconforming issues are lot area, lot width, principal front-yard setbacks along both street fronts, and existing shed location (required: 10' rear-yard setback, existing: 7').

**App. #3-14: August & Marie Pellegrini, 21 Columbus Ave., Block 509, Lot 4 (R-15 Zone)**

Proposed free standing pergola type roofed structure (10' x 12' x 12'H or 120 sq. ft.) with four open sides results in coverage limits being exceeded. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for Other Coverage (permitted: 10%; existing: 9.44%; proposed: 10.15%) and Total Lot Coverage (permitted: 25%; existing: 24.72%; proposed: 25.43%). Building Coverage is an existing, nonconforming issue (permitted: 15%, existing: 15.28%, proposed: unchanged at 15.28%).

**App.#5-14: Steven & Anne Marie Weisman, 164 Spring Ridge Dr., Bl. 2001, L.11 (R-15 Zone)**

Proposed one-story principal addition, new deck, and expanded covered front porch. The existing sidewalk will be removed and replaced with a new sidewalk. Relief is needed from Section 6.1.1B, "Schedule of General Regulations," for exceeding allowed building coverage of 15% (existing: 13.57%, proposed: 18.80%). The maximum 25% total lot coverage would also be exceeded (existing: 21.61%, proposed: 27.15%).

**App.#4-14: Berkeley Heights Realty, Inc., 525 Springfield Ave., Bl. 611, L. 7 (HB-3 Zone)**

Proposed canopy, kiosk on the pump island for service station use, addition to the approved pole sign, and three signs on the canopy structure. The applicant appeared before the Board in 2013 (App.#26-12: Ilya Shlakman) to obtain the necessary approvals. A Certificate of Prior Nonconforming Status of the gasoline service station and repair garage was granted by the Board of Adjustment.

**Adoption of Minutes:**

January 9, 2014

**Adjournment:**

Connie Valenti/Secretary