

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

CONFERENCE MEETING

FEBRUARY 13, 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, Mr. Henry, and Mr. Delia

Mr. Bernstein, Board Attorney

Oath of Public Officers – Newly Appointed Members:

Mr. Patrick Henry – 4-year term to end 12/31/2017

Roll Call:

Informal Review of New Applications:

App.#6-14: Charles & Barbara Radcliffe – 32 Cedar Green Lane, BI.3001, L.11 (R-20 Zone)

Proposed second story addition over an existing first floor single family dwelling and a new front portico over the existing front porch. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to an insufficient front-yard setback (required: 50', existing: 44.1', proposed 2nd story addition: 44.1' and proposed portico: 40' setback). In addition, Section 8.1.1B.1 prohibits the enlargement of a nonconforming structure. Existing nonconforming conditions are: principal front-yard setback and principal side-yard setback.

App.#7-14: Jennifer Muhs & Mahmoud Abdalla – 331 Diamond Hill Rd., BI.4502, L.10 (R-20)

Proposed one-story principal addition (611 sq. ft.) with a deck landing and stairs to grade. The addition does not conform to the required principal side-yard setback (required: 12', existing: 14.4', proposed: 9.5' to the proposed new deck landing and stairs) and combined side yard setbacks (required: 30', existing: 25.6', proposed: 20.7'). Nonconforming issues are lot area, lot width, principal front-yard setback, principal side-yard setback, and combined principal side-yard setbacks.

App.#8-14: John & Allison Murphy, 86 Delmore Avenue, Block 401, Lot 36 (R-15 Zone)

Proposed second-story addition above an existing nonconforming first story of a single-family dwelling. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" due to the insufficient side-yard and combined side-yard setbacks. In addition, Section 8.1.1B.1 prohibits the expansion of a nonconforming structure and Section 6.3.10C requires that a garage be built when a new addition brings the total floor area of the dwelling to above 1700 square feet. (The home does not have a garage.) Existing nonconforming issues are lot area, lot width, principal front-yard setback, both principal side-yard setbacks, combined side-yard setbacks, existing "other" coverage, shed location, accessory rear-yard setback and driveway less than the required 5' minimum from the property line.

Adoption of Resolutions:

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%).

Adoption of Minutes:

January 29, 2014

Adjournment:

Connie Valenti/Secretary