

**REVISED AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**REGULAR MEETING**  
**MAY 22, 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

**Roll Call:**

**Applications for Review:**

**App.#16-14: Rosemary Sica & Jill Steidel, 106 Baker Avenue, Block 903, Lot 12 (R-15 Zone)**

Proposed in-ground pool with a stamped concrete patio surround result in exceeding the maximum "other" and "total" lot coverage limits. As a result, relief is needed from Section 6.1.1B "Schedule of General Regulations." A variance is also being sought for an existing shed which is located 1.5 feet from the rear property line, where 10' is required. Nonconforming issues are lot depth and an existing fence along southeast side property line which is located off of the subject property. Also Variance Case No. 13-03 established a principal front-yard setback of 25', a rear-yard setback of 34' and building coverage of 16.3%. A new house was constructed as a result of the variance approval.

**Adoption of Resolution:**

**App.#14-14 Connell East LLC and Connell Corporate Center I, LLC, 50 Connell Drive, Block 4501, Lot 25 and 100 Connell Drive, Block 4301, Lot 1.02 (OR-B Zone)**

In Board of Adjustment Case No. 18-11, Connell East LLC and Connell Corporate Center I, LLC (collectively, "Applicant") received preliminary and final site plan approval and a use variance for the installation of solar panels, solar canopies and associated facilities at the L'Oreal Building within Connell Corporate Park which is located at 50 Connell Drive on property designated as Lot 25, Block 4501 by way of a written Resolution adopted by the Board on October 13, 2011 ("Resolution"). A condition of the site plan approval was the maintenance of plantings in the islands under the solar canopies. The Applicant is now requesting that the conditions under the Resolution requiring the installation and maintenance of shrubs under the solar canopies be waived as attempts to grow shrubs under the solar canopies have been unsuccessful. (Applicant is not seeking to waive the requirements that trees be maintained around the Property.)

**Adoption of Minutes:**

May 8, 2014

**Adjournment:**

Connie Valenti, Secretary