

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

SPECIAL MEETING

JULY 24, 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.#18-14: Jonell Associates Development, 73 Hillside Ave., BI.2506, L.21 (R-15 Zone)

Applicant is proposing to demolish the existing single family dwelling and construct a new single family house on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the permitted building coverage and total lot coverage limits as well as Section 3.1.8 "Decks" because the proposed deck does not comply with the required 30 ft. rear yard setback. Nonconforming issues are lot area and lot width.

App.#20-14: Berkeley Square, LLC, 260-264 Springfield Avenue, Block 801, Lots 23 & 24

Applicant is appealing and requesting reversal, pursuant to N.J.S.A. 40:55D-70 (a), of the Determination of the Zoning Officer to deny a Zoning Permit due to the number of parking spaces allocated to the Mara's Café & Bakery use in Unit 1 of Building II. Also requesting an Interpretation, pursuant to N.J.S.A. 40:55D-70 (b), that the Applicant's proposed parking spaces conform to the applicable Zoning Ordinance requirements and/or comply with Board of Adjustment Resolution Case No. 18-12 regarding same. In the event the appeal and interpretation relief is denied, then the Applicant alternatively requests a variance, pursuant to N.J.S.A. 40:55D-70 (c), for approval of the proposed 30 onsite parking spaces to serve the proposed café and bakery (restaurant and retail use), retail clothing store and an unknown tenant in Unit 2, despite the Zoning Officer's determination that more than 30 parking spaces are required in accordance with the Resolution of Approval. Finally, the Applicant requests all such other variance, waiver, exceptions and/or other relief from the Land Use/Zoning Ordinances as may be deemed necessary or required at the time of the hearing of this matter. (R-15 and HB-2 Zones)

(continued on Page 2)

Adoption of Resolution:

App.#17-14: Victoria DiSanto, 564 Snyder Avenue, Block 2301, Lot 35 (R-15 Zone)

Proposed second-story addition requires a variance because the front-yard setback will be less than the required 50'. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for the setback and Section 8.1.1B.1 for the expansion of a nonconforming structure. Nonconforming issues are existing principal front-yard setback and a driveway that is less than 5 feet from the property line.

Adoption of Minutes:

June 26, 2014 Regular Meeting

Adjournment:

Connie Valenti, Secretary