

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**SPECIAL MEETING**  
**AUGUST 28, 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.#21-14: 65 Heights LLC / Kwak, 65 Park Avenue, Block 608, Lot 8 (R-10 Zone)**

Applicant is proposing to renovate and make alterations to a 3-family dwelling which is located in an area zoned for single-family homes. As required in order to proceed with the project, the Applicant is seeking an appeal/interpretation from the Zoning Board of Adjustment that its current use is and has been a valid conforming three family dwelling.

**Adoption of Resolutions:**

**App.#19-14: Eric Lange, 24 Maple Avenue, Block 902, Lot 25 (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" and Section 8.1.1B.1 for the expansion of a nonconforming structure. The applicant is also seeking variances for nonconforming rear and side yard setbacks for an existing shed, swimming pool, pool patio and pool deck and for "other" and total lot coverage. Existing nonconformities are lot area, lot width and lot depth.

**App.#22-14: Gianluca Baglioni, 531 Mountain Avenue, Block 2105, Lot 8 (R-15 Zone)**

Proposed construction of an inground pool and detached garage/pool house require relief from Section 6.1.1B and 6.3.1B because "other" coverage limits are exceeded and a pool house is not a permitted accessory use.

**Adoption of Minutes:**

June 26, 2014 Regular Meeting  
July 24, 2014 Special Meeting  
August 14, 2014 Regular Meeting

**Adjournment:**

Connie Valenti, Secretary