

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
SEPTEMBER 11, 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:

--CARRIED FROM AUGUST 14, 2014, WITHOUT FURTHER NOTICE:

App.#24-14: Berkeley Square, L.L.C., 240-264 Springfield Ave., Bl. 801, Lots 23 & 24

Proposed amendment of the previous site plan and land use approval to include 2 reserved off-street parking spaces and request an off-street parking variance for 1 space. Applicant requests approval of the amendment to the site plan, variance relief from the standards regulating: 1) maximum other coverage; 2) the number, location, size and design of off-street parking spaces where 1 additional space is needed and where 2 reserved spaces are proposed near Springfield Avenue in the front of the building; and 3) the permitted uses in the R-15 zone where residential uses are permitted and the pre-school, its access, off-street parking and other uses accessory to the non-permitted or conditionally permitted pre-school and retail stores are proposed; together with all other relief in the form of variances, interpretations, appeals, waivers or exceptions in the strict application of the provisions of the Land Use Procedures Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development as set forth more specifically in the application for development on file, as may be amended, including during the application, and available for inspection in connection herewith.

--CARRIED FROM JUNE 26, 2014, WITHOUT FURTHER NOTICE:

App.#11-14: 174 Snyder Ave. BH, LLC, 174 Snyder Avenue, Block 801, Lot 50 (R-15 Zone)

Seeking a d(1) use variance for a two-story residential dwelling built in 1910 and located in the R-15 single family zone which has been operating as a four-family home. The applicant and owner of the property would like to undertake interior improvements, most notably a relocation of the existing laundry facilities from the interior living area on the second floor to the attic area above the second floor units. Other changes include new exterior windows and removal of the existing Bilco door. The existing shed and garbage enclosure will be relocated to comply with the setback requirements or removed entirely. Relief is also needed from Section 8.1.1B.1 "Expanding a nonconforming use" due to the interior expansion into the existing attic space for use as a utility room. Existing nonconforming issues are principal use; principal front-yard setback; existing "other" coverage of 22.44%, which includes the 800 sq. ft. stone driveway (allowed: 10%); and existing shed (which encroaches into the rear-yard setback).

Applications for Review (continued):

App.#25-14: 369 Springfield Avenue Associates, LLC, 369 Springfield Ave., Bl.208, L.21
Applicant is requesting approval of proposed changes to the exterior elevation of an existing one-story commercial building by adding a "mansard seam roof section" (approx.. 200' long x 14' high) with new lit signage. Relief is needed from Section 10.1.2A which requires Board approval of site plan; Section 5.9.6 which prohibits signs placed on the second or higher story, Article 5.11 which prohibits roof signs, Section 5.4.2DD3 because the proposed area of the signs exceeds the allowed 10% of the first-story wall surface. (DD-Zone)

Adoption of Minutes:

June 26, 2014 Regular Meeting
July 24, 2014 Special Meeting
August 14, 2014 Regular Meeting
August 28, 2014 Special Meeting

Adjournment:

Connie Valenti, Secretary