

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
FEBRUARY 26, 2015 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW 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. Sullivan, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,
Mr. Henry, Mr. Nappi, Mr. Delia and Mr. Sylvester

Mr. Bernstein, Board Attorney

Roll Call:

Applications for Review:

ADJOURNED TO APRIL 23, 2015 - NO FURTHER NOTICE REQUIRED:

App. #32-14: Ronnie & Emilie Nieves, 25 Liberty Avenue, Block 2004, Lot 2 (R-15 Zone)

Proposed additions to house on a corner lot including a new two story addition to the rear of the existing house, a new second story addition over the existing first story, a two story addition which would connect the existing detached garage to the principal house, and a second story addition over the existing garage. The proposal would also change the frontage of the house from Wardle Avenue (existing) to Liberty Street (proposed). The proposal includes a wrap-around porch/deck, covered, on the two street-front sides of the house and a 10' x 21' deck attached to the rear. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for 1) exceeding the permitted building coverage of 15%, 2) exceeding the 10% permitted "other" coverage, 3) exceeding the 25% permitted total lot coverage, 4) encroaching into the 50' required principal front yard setbacks for both Wardle Avenue and Liberty Street, 5) encroaching into the required rear yard setback, 6) encroaching into the required side yard setback (measured to the existing garage). Relief is also needed from Section 3.1.8 "Decks" for insufficient rear yard setback and Section 8.1.1B for expanding a nonconforming building. Existing nonconforming issues are lot area, lot width, lot depth, existing coverage ratios, existing principal and accessory setbacks.

App.#3-15: George Devanney, 59 Cornell Avenue, Block 1710, Lot 3 (R-15 Zone)

Proposed inground pool with paver patio surround. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the permitted "other coverage" ratio of 10% and the "total lot coverage" ratio of 25%. Nonconforming issues are combined principal side yard setbacks; accessory setbacks for the existing shed, batting cage and large water feature; and existing fence along rear property line (which appears to be off of the subject property).

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App.#2-15: Michael Lewis, 76 Hilltop Avenue, Block 3101, Lot 11 (R-20 Zone)

Seeking approval to construct an attached two-car garage. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setback. Nonconforming issues include principal front-yard setback and principal side-yard setback.

--CARRIED FROM FEBRUARY 12, 2015, 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).

Adoption of Resolution:

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

Denying the request for a Certificate of Pre-existing Nonconforming Use for a four-family structure.

Adoption of Minutes:

February 12, 2015 Regular Meeting

Adjournment:

Connie Valenti, Secretary