

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
JULY 23, 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. Nappi, Mr. Delia and Mr. Sylvester

Mr. Bernstein, Board Attorney

Roll Call:

Informal Review of Submitted Application:

App.#16-15: Remax Integrity, 501A Springfield Avenue, Bl. 206, L. 1 (DD Zone)

Proposed new ground sign, 2' x 2' x 52" high off the ground. The carved PVC sign will contain the company name and logo. Relief is needed from Section 5.4.2.DD of the ordinance which allows for façade signs only and prohibits ground signs. On July 16, 2013, the business was issued zoning approval to install one façade sign, a window sign and a message sign on each of the two existing ground signs located at the entry drives to the complex. All of these signs have been installed.

Applications for Review:

App.#10-15: Elizabeth & Horacio Marcos, 124 Rutgers Avenue, Block 1704, Lot 6

Proposed principal one-story addition to a house on a corner lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the addition will not meet the setback requirements along Central Street, an unimproved paper street. Existing nonconforming issues are: setbacks from Rutgers Avenue and Central Street as well as lot width. (R-15 Zone)

App.#14-15: Dave & Ruth DeBang, 41 Hamilton Avenue, Block 1108, Lot 4 (R-15 Zone)

Proposed principal second story addition over the first floor of single family home located on the corner of Hamilton Ave. and College Ave., an unimproved or paper street. The project includes interior renovations to the first floor and a roof overhang over the existing front steps. Variances are needed because the existing house has insufficient front yard setbacks, lot depth, and lot area. According to Section 8.1.1B of the land use ordinance, no nonconforming single family dwelling and no single family dwelling on a nonconforming lot may be enlarged, extended or increased. Relief is also needed from Section 6.1.1B "Schedule of General Regulations" to allow the insufficient setbacks. The existing principal front yard setback along Hamilton Avenue is 14.81' (proposed addition: 14.81'; required: 50') and the existing principal front yard setback along College Avenue is 15.74'; (proposed addition: 29'; required: 50').

App.#15-15: Donna Posner-Aflalo, 54 Berkshire Drive, Block 3503, Lot 12 (R-20 Zone)

Portico (4' x 7') over existing front porch encroaches into principal front yard setback. (The required front yard setback is 50'. The house without the portico has a nonconforming setback of 40.3'. The portico setback is 36.3'.) The applicant is also proposing to build a shed that is larger than the 100 sq. feet allowed by ordinance. (Proposed shed size: 150 sq. ft.) Also the addition of the shed increases "other" coverage to 14.20% (existing: 13.34%; allowed: 10%). Relief is needed from Sections 6.1.1B and 6.3.1B.4 of the Land Use Ordinance. Existing nonconforming issues are: lot area, lot width, principal front yard setback, existing "other" coverage, driveway location.

Adoption of Resolutions:

App. #32-14: Ronnie & Emilie Nieves, 25 Liberty Avenue, Block 2004, Lot 2

At the public hearing of this application on January 22, 2015, the Board voiced concerns about the significant impervious coverage ratios. As a result, many changes were made to the original plans, including elimination of the proposed breezeway, removal of the detached garage with a new garage to be attached to the house, changing the wrap-around porch to a front porch, etc. Revised plans were submitted to the Board Office on April 13 and again on May 18. (R-15 Zone)

Adoption of Minutes:

June 11, 2015

Adjournment:

Connie Valenti, Secretary