

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
SEPTEMBER 24, 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:

Applications for Review:

ADJOURNED TO OCTOBER 8, 2015:

App.#20-15: Urmalena & Neil Sternberg, 18 Hamilton Ave., Bl. 1103, Lot 4 (R-15 Zone)

Proposed standby generator ("accessory structure") to be located in the side yard. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed location of the generator is 8' from the side property line whereby a side setback of 10' is required. Since there are existing nonconforming "other" coverage and "total" coverage issues, the slight increase due to the generator results in variance requests for "other" and "total" lot coverage. Nonconforming issues are combined principal side yard setback, lot width, existing other coverage and existing total lot coverage.

App.#17-15: Thomas Altomare, 36 Ferndale Drive, Block 801, Lot 4 (R-15 Zone)

Proposed deck 16' x 21.6' with stairs to grade does not conform to principal rear yard setback requirement of 40'. In addition, the proposed deck does not conform to height restrictions. The existing deck will be removed. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for the setbacks and Section 3.1.8 "Decks" for the height. Nonconforming issues include principal rear yard setback for the house, principal rear yard setback for the existing deck and height of the existing deck.

App.#19-15: Maurizio Voi & Dee Shen, 35 Rogers Ave., Block 2704, Lot 4.02 (R-20 Zone)

Proposed in-ground pool, pool surround, waterfall and pool equipment to be located in the rear yard. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because "other" coverage, which is currently nonconforming at 11.02% (compared with 10% permitted), would increase to 16.59%. The permitted "total" lot coverage of 25% would also be exceeded (Existing: 25.28% and currently nonconforming; Proposed: 30.78%).

Applications for Review (continued):

App.#21-15: Tal & Etya Novik, 17 Briarwood Drive, Block 801, Lot 18 (R-15 Zone)

Proposed addition to a single-family dwelling in order to expand the existing one-car garage to a two-car garage (13' x 23'). Also, a new roof will be constructed to cover the existing front porch (8' x 12'). Relief is needed from Section 6.1.1B "Schedule of General Regulations" because a principal front-yard setback of 50' is required, while the existing setback is 44.90,' and the proposed setback to the covered front porch roof would be 44.' The required principal side-yard setback is a minimum of 12', while the existing is 13.36' and the proposed side-yard setback to the new garage is proposed at 6' and the proposed front-yard setback is 46.59.' Nonconforming issues are lot area and principal front-yard setback.

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.

Adoption of Minutes:

September 10, 2015

Adjournment:

Connie Valenti, Secretary