

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**REGULAR MEETING**  
**OCTOBER 22, 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, Mr. Sylvester and Mr. Mustacchi  
  
Mr. Bernstein, Board Attorney

**Roll Call:**

**Applications for Review:**

**App.#18-15: Ondina Purcell, 685 Mountain Avenue, Block 2006, Lot 30, (R-15 Zone)**

Proposed principal addition consisting of an attached one-car garage (12 ft. x 27ft.) and new living space (9 ft. x 12 ft.). Also proposing to enclose the existing covered porch. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed addition will result in insufficient side yard and combined side yard setbacks.

**App.#22-15: Lillian Court Assoc.LLC, Mountain Avenue, Block 3303, Lot 12 (R-20 Zone)**

Proposed construction of a new single family house on this nonconforming vacant lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient side yard and combined side yard setbacks. In addition, "other coverage" would exceed the 10% maximum allowed, and "total lot coverage" would exceed the 25% allowed. Nonconforming issues are lot area and lot width.

**App.#23-15: Georgene Granholm, 49 Shadow Lane, Block 504, Lot 64 (R-15 Zone)**

Application for hot tub on an existing deck. Relief is needed from Section 3.1.8. "Decks" of the Municipal Land Use Procedures Ordinance which prohibits hot tubs from being located on any exterior deck. Nonconforming issues are lot area, lot width, principal front yard setback, other lot coverage, total lot coverage, existing shed size and existing shed accessory setbacks.

**ADJOURNED TO NOVEMBER 12, 2015, WITHOUT FURTHER NOTICE:**

**App.#24-15: Neil Hemann, 347 Park Avenue, Block 1005, Lot 7 (R-15 Zone)**

Proposed installation of a residential storage shed not in conformance with the required rear yard accessory setback of 10 feet. Relief is needed from Section 6.1.1B "Schedule of General Regulations." Other nonconforming issues were addressed in variance case No. 20-81.

**App.#9-15: 569 Springfield Avenue, LLC, 569 Springfield Ave., Bl. 610, L. 8 (HB-3 Zone)**

The applicant appeared before the Board earlier this year but put the application on hold to develop a revised plan. The new proposal is for preliminary and final site plan approval of 7 residential 2-story townhouse units, split between two buildings. (The existing single family dwelling will be demolished.) Relief is needed from Section 6.3.3(A)(4)(c) relating to an increase in density and Section 11.1.2B relating to parking spaces (14 spaces proposed compared with 16 required). A bulk variance under Section 6.1.1B is also needed due to insufficient rear yard setback (of the rear set of townhomes).

**Adoption of Resolutions:**

**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.

**Adoption of Minutes:**

October 8, 2015

**Adjournment:**

Connie Valenti, Secretary