

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE MEETING
March 10, 2016 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:

Adoption of Minutes:

February 25, 2016, Regular Meeting

Informal Review of Submitted Applications:

App.#4-16: David & Joe Peluso, 74 Park Avenue, Block 601, Lot 8 (R-10 Zone)

Applicant seeks approval to construct a wood framed chimney for a gas-insert fireplace to be located on the southwest exterior side wall of the house, approximately 2' x 4.5' x 15' high. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the combined side yard setbacks are less than the required 30' and the building and total lot coverage percentages will be further increased. Existing, nonconforming issues are lot area; lot width; principal side yard and combined side yard setbacks; building coverage; and total lot coverage.

App.#2-16: Wireless EDGE Towers, LLC & Co-Applicant: New York SMSA Limited Partnership (d/b/a Verizon Wireless), 175 Watchung Blvd., Bl. 4903, L. 36 (OL-Zone)

Wireless EDGE is the tower company that won the Board of Education's bid to place a monopole and compound on the property and is appearing before the Board of Adjustment for approval of the monopole and the placement of Verizon's antennas at a centerline height of 124' on the monopole. Verizon will also place its related equipment at the base of the pole. Wireless telecommunications antennas are not permitted in the OL-Zone; therefore, the Applicant is seeking use variance and a height variance. The Applicant is also seeking preliminary and final site plan approval.

Adjournment:

Connie Valenti, Secretary