

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

CONFERENCE MEETING

April 14, 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 Resolutions:

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

The applicant is seeking preliminary and final site plan approval of seven residential two-story townhomes, 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. Other variances are also being requested including a variance and waivers pertaining to the size of the required parking spaces and bulk variances for insufficient rear yard setback and exceeding other coverage limits. All variances and waivers are described in detail in the application documents.

Adoption of Minutes:

March 24, 2016 Regular Meeting

Informal Review of New Applications:

App.#5-16: Pete Dellomo, 144 Rutgers Avenue, Block 1705, Lot 2 (R-15 Zone)

Proposed principal additions including a second-level addition, a two-car garage addition and a covered front porch. The lot is a through lot with frontage and the driveway opening onto Rutgers Avenue and frontage also on Princeton Avenue. Relief is needed from Section 6.1.1B "Schedule of General Regulations" which requires a principal front yard setback of 50' where 50.01' is existing and 44' is proposed. The ordinance also allows a maximum "other" coverage of 10% where 9.38% is existing and 10.38% is proposed.

App.#6-16: Palma Quelly, 206 Sawmill Drive West, Block 1101, Lot 8 (R-15 Zone)

Proposed principal addition to expand the existing one-car garage into a two-car garage and a new second-story addition to create a new bedroom and bathroom. The existing driveway would be expanded to accommodate the new garage. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the addition will encroach into the side yard setback (side yard required: 12'; existing: 15'; proposed: 5'). In addition, Section 11.1.7 requires that driveways be 5' from the lot line, while the proposed driveway would only be about 3' off of the side property line. The lot width is a nonconforming issue.

App.#8-16: James O'Keefe, 41 Putnam Avenue, Block 1803, Lot 9 (R-15 Zone)

The applicant is proposing to add a two-car garage, a second story above, and a small addition (approx. 46 s.f.) to the rear of this house on a corner lot. (Putnam Avenue is an improved street; Bolton Boulevard is a paper street.) Relief is needed from Section 6.1.1B "Schedule of General Regulations" because a 50' principal front yard setback from Putnam Avenue is required, while the existing setback is 39.66' and 43' is proposed. The required principal rear yard setback is 40', where 17' is existing and 19' is proposed. The amount of building coverage allowed is 15% where 12.04% is existing and 17.73% is proposed. The total lot coverage permitted is 25%, with 24.61% existing and 28.62% proposed. Nonconforming conditions are lot area, lot width, principal front yard setbacks from both Putnam Avenue and Bolton Boulevard; existing "other" coverage and existing rear yard setback. Also, an existing shed is located off of the property (on Township property).

Adjournment:

Connie Valenti, Secretary