

**AGENDA**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

**CONFERENCE MEETING**

**June 9, 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:**

May 26, 2016 Regular Meeting

**Adoption of Resolutions:**

**App.#7-16: Robert Nichols, 33 Holly Glen Lane South, Block 3504, Lot 36 (R-20 Zone)**

Proposed second-story addition over the existing two-car garage. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the existing house has a front yard setback of 42.43 ft. (vs. 50 ft. required), and the front yard setback for the proposed addition will be the same (42.43 ft.). Relief is also needed from Section 8.1.1B.1: "No nonconforming single family dwelling and no single family dwelling on a nonconforming lot may be enlarged, extended or increased unless said enlargement by itself conforms with all requirements of the Zoning Ordinance..." The only other nonconforming issue is lot area.

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**Informal Review of New Applications:**

**App.#10-16: Hemal & Snehaben Vakharia, 40 Pine Grove Road, Bl. 2201, L. 6 (R-15 Zone)**

The applicant is proposing to construct a deck, 16' x 24' x approx. 8' high, with a deck connection to an existing side yard porch having stairs to grade. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because one side yard setback for the deck will be less than the 12' required by ordinance, and the combined side yard setbacks will be less than the 30' required. Nonconforming issues are lot area, lot width and principal front yard setback.

**App.#12-16: Iuri Oganezov, 238 Washington Street, Block 205, Lot 7 (R-10 Zone)**

Proposed second story addition over the existing first story and new deck attached to the rear of the house. The addition would be an upwards expansion over the existing nonconforming first floor; as a result, the expansion will encroach into the required principal setbacks. Relief is needed from Section 6.1.1B "Schedule of General Regulations" of the Land Use Ordinance because 1) the principal front yard setback is less than the required 30'; 2) both side yard setbacks are less than required by ordinance and 3) combined side yards are less than the 30' required; 4) the maximum building coverage allowed is 20% while the existing coverage number is 29.16% and 30.16% is proposed; 5) the proposed deck does not conform to the 12' side yard requirement. Nonconforming issues are lot area; lot width; principal front, side and combined side yard setbacks; building coverage, other coverage and total lot coverage.

**Adjournment**

Connie Valenti, Secretary