

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
July 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 Minutes:

June 23, 2016, Regular Meeting

Adoption of Resolution:

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.

Applications for Review:

App.#13-16: Jeffrey Gold, 15 Overhill Way, Block 3505, Lot 8 (R-20 Zone)

Proposed new portico (approx. 8' x 6' in size) to be constructed over existing front porch. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front yard setback. (Required setback: 50'; existing: 40.4'; proposed: 40.4')

App.#11-16: Berkeley Development Company, L.P., 390-400 Springfield Avenue, Block 701, Lots 2 & 3 (and to be known as Lots 2.01 and 3.01) (DD-Zone)

Proposed rehabilitation of existing Shopping Plaza ground sign in order to display the name of the shopping plaza and the names of multiple tenants. Variances are required for height of the sign from grade, maximum sign width, maximum sign height, maximum sign square footage and an increase in sign content in order to display multiple tenant names on the sign.

Applicant will also seek any and all other variances, design waivers, or special exceptions as may be required upon review of the application by the Board and its professionals.

Adjournment

Connie Valenti, Secretary