

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

CONFERENCE MEETING

October 13, 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:

September 22, 2016, Regular Meeting

Adoption of Resolutions:

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.#16-16: Joe Milmoie, 101 Twin Falls Road, Block 4501, Lot 18 (R-20 Zone)

Proposed construction of second-story addition, new one-story addition, and new covered front porch requires relief from Section 6.1.1B "Schedule of General Regulations" for insufficient front, side and combined side yard setbacks. Nonconforming issues include lot area, lot width, principal front, side and combined side yard setbacks.

(Continued on page 2...)

Informal Review of New Applications:

App.#18-16: Richard D. Arnold, 132 Fairview Avenue, Block 905, Lot 3 (R-15 Zone)

Proposed construction of an asphalt surface area (30' x 35') to be used as a basketball ½ court. Relief is needed from Section 6.1.1B of the Zoning Ordinance because "other" coverage will reach 15.94%. (Maximum "other" coverage allowed: 10%; existing: 11.05%; proposed: 15.94%.) Nonconforming issues are driveway too close to the property line and those variances approved in variance resolution Case No. 17-91.

App.#17-16: Joseph & Licienne Sodano, 55 Shadow Lane, Bl. 504, L. 65 (R-15 Zone)

Proposed installation of an 8' x 8' x 10' high residential storage shed which does not comply with the required side yard setback of 10'. Existing, nonconforming issues for this property are lot area, lot width, and principal front-yard setback.

App.#19-16: Faiq Fazal, 185 Chaucer Drive, Block 1002, Lot 21 (R-15 Zone)

The applicant is proposing to remove the existing greenhouse room (approx. 11' x 20') and replace it with a larger, one-story addition (approx. 16' x 20'). The existing "building coverage" of 15.08% marginally exceeds the 15% allowed. The proposed addition would increase this number to 15.79%. Other existing, nonconforming issues for this property include lot area, lot width, and driveway too close to side property line.

CARRIED FROM JULY 14, 2016, WITHOUT FURTHER NOTICE:

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