

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

REGULAR MEETING

October 27, 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:

October 13, 2016

Applications for Review:

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

Proposed construction of an asphalt surface area 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.#19-16: Faig 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.

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.#23-16: Giovanni's Bistro, LLC, 449 Springfield Ave., Block 212, Lot 7.01 (DD-Zone)

Proposed free-standing ground sign requires relief from Section 5.4.2.2. of the Municipal Land Use Procedures Ordinance because said sign is only permitted for office or shopping plazas, and the applicant is a restaurant which does not qualify under the ordinance. Applicant also seeks such other and further relief as may be requested or otherwise required at the time of the hearing along with any requests for design waivers or exceptions from the Township requirements that may be necessary or requested by the applicant.

Adjournment

Connie Valenti, Secretary