

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

SPECIAL MEETING

DECEMBER 5, 2016 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINELAW 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. Boyer, Mr. Smith, Mr. Siburn,
Mr. Nappi, Mr. Delia, Mr. Mustacchi and Mr. Sylvester

Mr. Bernstein, Board Attorney

Roll Call:

Application for Review:

App.#22-16: Full Circle Properties Sherman Ave LLC, 588 Springfield & Sherman Avenues, Block 609, Lots 2, 3, 12 & 13 (HB-3 Zone)

Requesting preliminary and final site plan approval with variances to permit 18 apartment units in two buildings on the subject property, one facing Springfield Avenue containing eight dwelling units and the other facing Sherman Avenue with ten dwelling units. The application requires use variance relief to permit stacked townhouse apartment units in buildings with no retail use on the ground floor, for density based on not complying with the minimum width requirements for interior units as provided in the Ordinance, and for exceeding the maximum building height allowed. The applicant is also requesting several c variances and waivers for not complying with RSIS and Township Ordinances. Any incidental variances and waivers necessary and required in connection with this proposed development will also be sought at the time of hearing.

Adjournment:

Connie Valenti, Secretary