

**BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS
29 Park Avenue
Berkeley Heights, NJ 07922**

**AGENDA
Regular Meeting
January 16, 2020 @ 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. Siburn, Mr. Boyer, Mr. Nappi, Mr. Delia,
Mr. Coviello, Mr. Sylvester, Mr. Ringwood, and Mr. Pereda

Mr. Warner, Board Attorney

Roll Call:

Adoption of Minutes:

December 12, 2019 Regular Meeting
December 12, 2019 Executive Session

Applications for Review:

App.#31-19: Luxury Investment Properties, LLC, 27 Wardle Ave., BI. 2005, L. 7.02

Property owner had received prior approval to construct a new single family dwelling on a vacant lot that was subdivided from lot 7 which fronts Plainfield Avenue. The new lot fronts Wardle Avenue, and the house is currently under construction. A new site plan has been submitted showing additional coverage to include an expanded driveway, a 10' x 10' x 10'H residential storage shed and a patio in the rear yard. As a result, coverage numbers exceed those allowed in Section 6.1.1B Schedule of General Regulations. Variances are needed for exceeding the permitted 10% "other" coverage and 25% "total" lot coverage. (R-15 Zone)

Applications for Review (continued):

CARRIED FROM OCTOBER 24, 2019 and Renoticed:

App.#22-19 Angad Fuel, LLC, 713 Plainfield Ave., Bl. 3102, L. 33 (R-20 Zone)

Proposed renovation and expansion of an existing gasoline service station which is located in a residential zone. The gas station is considered a prior nonconforming use. The relief requested includes site plan approval, expansion of preexisting nonconforming use pursuant to section 70(d)(2) and amendment to conditions of prior approvals.

Adjournment

Connie Valenti, Secretary