

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

**AGENDA  
Conference Meeting  
February 14, 2019 @ 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. Mustacchi, Mr. Ringwood, Mr. Sylvester and Mr. Coviello

Mr. Warner, Board Attorney

**Roll Call:**

**Completeness Determination for New Applications:**

**App.#1-19: John V. Leo, Jr., 43 Forest Avenue, Block 508, Lot 14 (R-15 Zone)**

The applicant is seeking to construct a second story over the entire first story of this single-family home. A bump-out addition to the rear of the garage (approx. 23 sq. ft.) and a new covered front porch are also proposed. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient principal front-yard setback and combined side-yard setback. (The existing house is nonconforming.) In addition, Section 8.1.1B.1 prohibits the expansion of a nonconforming structure. Nonconforming issues are lot area, lot width, principal front-yard setback, and combined side-yard setbacks.

**App.#2-19: Christopher Sparrer, 23 Springfield Avenue, Bl. 401, L. 58 (R-15 Zone)**

The applicant is proposing a two-story principal addition, a deck replacement, and interior renovations. This single-family home is located on a corner lot (Delmore Ave. and Springfield Ave.). A variance is needed for insufficient principal front-yard setback from Delmore Ave.; existing house is nonconforming. The proposed deck also requires a variance for insufficient setback from Delmore Ave. The project will result in a slight increase in the lot coverage levels. (Existing "other" coverage and "total" lot coverage already exceed the 10% and 25% maximum percentages allowed.) Nonconforming issues are lot area, lot width, principal front-yard setback along Delmore Ave., accessory structures (detached garage) not permitted in the front yard, accessory structure setback from Delmore Ave., existing "other" and "total" lot coverage.

**Completeness Determination for New Applications (continued):**

**App.#4-19: Gerald & Rebecca Nappi, 46 Lawrence Dr., Bl. 804, L. 34 (R-15 Zone)**

Proposed construction of an inground pool with pool surround and patio and installation of a storage shed. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed shed location does not meet the required setback requirements. In addition, the proposed pool, pool surround, patio and shed result in exceeding the 10% limit for "other" lot coverage and the 25% limit for "total" lot coverage.

**Adjournment:**

Connie Valenti, Secretary