

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

**AGENDA
Regular Meeting
February 27, 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 Mr. Solfaro, Board Engineer
Mr. Hughes, Township Planner

Roll Call:

Adoption of Minutes:

January 9, 2020

January 16, 2020

Adoption of Resolution:

Resolution designating Neglia Engineering Associates as the consulting engineer for Application #22-19: Angad Fuel, LLC, which is on the agenda for this evening, February 27, 2020.

Adoption of Revised Resolution:

Revision to Resolution – Case No. 10-19: Susan and Peter Pangis, 144 Rutgers Ave., Block 1705, Lot 2 – which was adopted by the Board on October 24, 2019

Adoption of Resolution:

App.#31-19: Luxury Investment Properties, LLC, 27 Wardle Ave., Bl. 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 Ave. The new lot fronts Wardle Ave. The house is currently under construction. A new site plan was submitted showing additional coverage to include an expanded driveway, a residential storage shed, and a patio in the rear yard. As a result, coverage numbers exceed those allowed by ordinance. Variances are needed for exceeding the permitted 10% “other” coverage and 25% “total” lot coverage.

Application for Review:

CARRIED FROM JANUARY 16, 2020 with no further Notice Required:

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 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