

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

**AGENDA
Virtual Online Public Meeting
March 23, 2023 @ 7:30 PM**

NOTE: Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

TO JOIN A LIVE MEETING:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first
Meeting ID: 357-574-7364
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at cvalenti@bhtwp.com.

Adequate Meeting Notice: This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Supporting Documents: Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

Members: Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Ringwood,
Mr. Sylvester, Mr. Pereda, Mr. Sincaglia, and Ms. West-Augustin

Roll Call:

Adoption of Minutes:

February 23, 2023 Regular Meeting

Adoption of Resolutions:

Resolution adopting the 2021 Annual Report of the Zoning Board of Adjustment

APP22-0020: Ilir & Loretta Bitici: 51 Mercier Pl., Block 3002, Lot 14 (R-20 Zone)

Proposed addition to the north side and rear of the house, new foyer and portico at the front entrance, reconfigured front walkway, new backyard patio, reconfigured and relocated driveway as well as interior renovations. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient rear-yard setback and for exceeding the maximum permitted "building," "other," and "total" lot coverage percentages. Existing nonconforming issues are lot area, lot depth, existing principal rear-yard setback, and existing "other" coverage.

Applications for Review:

App.#23-0001: Nakul Pandit & Radhika Karajgi, 6 Maple Ave., Bl. 902, Lot 1.02

Proposed installation of an outdoor patio, 20' x 12' at grade, off the rear door of the house. Relief is needed from Section 6.1.1B. for exceeding the 25% maximum permitted total lot coverage. Existing nonconforming issues were addressed in minor subdivision approval granted by the Planning Board through resolution adopted December 9, 2020. (R-15 Zone)

App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32 (continuation of hearing last held 4/13/2022)

The applicant is seeking final major subdivision approval with variances to subdivide the approx. 5.96-acre property. The proposal is to demolish the existing residential dwelling and garage and subdivide the property into five lots with the existing church and parking lot to remain on proposed Lot 32.01 and single family residential dwellings to be constructed on proposed lots 32.02, 32.03, 32.04 and 32.05. Preliminary major subdivision approval was previously granted by the Berkeley Heights Planning Board. (R-15 Zone)

Adjournment