

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

**AGENDA
Regular Meeting
March 28, 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:

Adoption of Minutes:

February 28, 2019 Regular Meeting
March 14, 2019 Conference Meeting

Applications for Review:

CARRIED FROM FEBRUARY 28, 2019, WITH NO FURTHER NOTICE REQUIRED:

App.#2-19: Christopher Sparrer, 23 Springfield Ave., 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.

Applications for Review (Continued):

App.#3-19: Jefferson Freyre, 105 Briarwood Dr. East, Bl. 1404, L. 19 (R-15 Zone)

The applicant is proposing a principal addition to consist of a new front portico entry with new and reconfigured sidewalk, new one-story addition in place of existing covered porch (side yard) and new second-story addition (rear) over a portion of the first story. Variances are needed for insufficient front-yard setback and for exceeding the maximum allowed "other" lot coverage of 10% and maximum allowed "total" lot coverage of 25%. Existing nonconforming issues are lot area, lot width, principal front-yard setback, "other" and "total" lot coverage, shed setback location and driveway too close to the property lines.

CARRIED FROM JANUARY 31, 2019, WITH NO FURTHER NOTICE REQUIRED:

App. #18-18: Daniel Zucker, 18 Kuntz Avenue, Block 302, Lot 8 (R-15 Zone)

Proposed dormer addition to one half of the existing two car, detached garage, which is to be used for storage. A 10 ft. x 12 ft. one story addition to the existing garage is also proposed. This shed type structure would have a flat roof with railings surrounding the roof area. The proposed dormer addition would have door access to the roofed area of the shed addition. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to 1) insufficient side yard setback – the height of the dormer addition results in a larger setback requirement, 2) exceeding the 25% maximum total lot coverage allowed (Existing total lot coverage is nonconforming.) and 3) size and location of two sheds. Relief is also needed from Section 8.1.1D "Nonconforming buildings." Nonconforming issues are existing sheds, detached garage location, principal front yard setback, existing "other" and "total" lot coverage.

App.#5-19: Brent Doucette, 611 Mountain Ave., Block 2006, Lot 21 (R-15 Zone)

Proposed principal addition, new slotted deck area, covered walkway connecting detached garage to house, modified driveway pavement, interior renovations and in-ground pool with paver surround. The house is on a corner lot fronting Mountain Avenue and Deer Path. Relief is needed from Section 6.1.1B "Schedule of General Regulations" which requires a 50 ft. principal front-yard setback on both Deer Path and Mountain Avenue. The existing house has an insufficient front-yard setback on Deer Path (existing: 18.5 ft.; proposed: 18.5 ft). The proposal will significantly increase "other" and "total" lot coverage. (The existing level of "other" lot coverage already exceeds the 10% allowed.) A variance is also required for the proposed in-ground pool. Section 3.1.7C "Swimming and Wading Pools" prohibits pools in the front yard; the front-yard setback to the pool surround along Deer Path is proposed to be less than the 50 ft. required.

Adjournment:

Connie Valenti, Secretary