

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

**AGENDA
Virtual Online Public Meeting
May 28, 2020 @ 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.

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:

April 23, 2020

Adoption of Resolution:

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.

Applications for Review:

Please Note:

Documents in support of the applications listed below 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**.

App. #32-19: Justin Patel, 415 Emerson Lane, Block 2702, Lot 8 (R-20 Zone)

Proposed reconfiguration of existing driveway to allow for off-street parking and on-site turn around. Variances are needed because the 10% "other coverage" limit will be exceeded, and the driveway will be less than 5 feet from the property line as required.

App.#3-20: Glenn & Dara Forrester, 115 North Rd., Bl. 2701, L. 2.01 (R-20 Zone)

Proposed one-story addition to consist of a kitchen expansion, mud room, and laundry room to the rear of the house. In addition, a side load, two car garage will be enlarged and converted to a front load, two car garage. The proposal also includes driveway alterations, deck modification, and interior alterations. Variances are needed for insufficient front-yard setback, side-yard setback, and combined side-yard setbacks. The driveway is also located less than the 5 ft. required from the side property line.

Applications for Review (continued):

App.#2-20: Joseph Trezza, 87 Twin Falls Road, Block 4501, Lot 16 (R-20 Zone)

Proposed construction of a two-story principal addition consisting of a first-floor kitchen addition/renovation with a new, second-story bedroom above with cantilever, and a new deck. Relief is needed from Section 6.1.1B of the Zoning Ordinance for insufficient side-yard setbacks (new addition and deck). Existing nonconforming issues are lot area, lot width, principal side-yard setback, and location of existing shed.

App.#4-20: Sarat Puthenpura, 289 Chaucer Drive, Block 1002, Lot 4 (R-15 Zone)

Proposed construction of a sunroom, 15'6" x 12', over a portion of an existing deck which measures 25'6" x 12'. The proposed sunroom would be 30 ft. from the rear property line and require a variance from the provisions of Section 6.1.1B for insufficient principal rear-yard setback. Also, existing "building coverage" is nonconforming and would increase further as a result of the sunroom addition. Existing, nonconforming issues are lot area, lot width, lot depth, building coverage, other coverage, and total lot coverage.

App.#1-20: Bill & Lauren Crane, 151 Rutgers Ave., Block 1702, Lot 3 (R-15 Zone)

Proposed construction of a second story over the first floor of this home and a new two-story addition to the rear. In addition, the existing detached garage will be connected to the principal structure, and a new paver patio will replace the old. Variances are needed for insufficient front-yard setback. Existing nonconforming issues are principal front-yard setback and shed location.

Adjournment

Connie Valenti, Secretary