

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

**REVISED AGENDA
Virtual Online Public Meeting
June 23, 2022 @ 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. Nappi, Mr. Ringwood, Mr. Sylvester, Mr. Pereda, and Mr. Sincaglia

Roll Call:

Adoption of Minutes:

May 26, 2022

Adoption of Resolutions:

App.#22-0008: Paola Garro, 39 Southview Drive, Block 4503, Lot 3 (R-20 Zone)

Proposed two-story principal addition (12'7" x 17'3") to the rear of the home. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the maximum permitted total lot coverage and insufficient rear-yard setback. Existing nonconforming issues are lot area, lot depth, principal front-yard setback, shed location, and other coverage.

App.#22-0010: Ali Latifi & Golnessa Mojtahedi, 46 Winchip Rd., Bl.3906, L. 5

Proposed construction of a one-story addition (14' x 13'3"). Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setback. The existing front-yard setback is nonconforming. (R-20 Zone)

App#22-0009: Ellen R. Guritzky, 15 Cromwell Ct., Block 1602, Lot 13 (R-15 Zone)

Proposed installation of an above-ground pool (12' x 17' x 52" high). Relief is needed from 1) Section 3.1.7 "Swimming and Wading Pool" for insufficient rear-yard setback; 2) Section 3.1.7D. "Height" for exceeding the 48" maximum height allowed; and 3) Section 6.1.1B. "Schedule of General Regulations" for exceeding the maximum total lot coverage permitted.

App22-0007: 41 Putnam Ave LLC, 41 Putnam Ave., Bl. 1803, L. 9 (R-15 Zone)

Proposed reconstruction of an existing single-family dwelling due to fire damage. The project consists of a first and second floor addition, covered porch, rear-yard deck, new two-car garage, and sidewalk and driveway modifications. The property is a corner lot with frontage on improved Putnam Avenue and unimproved Bolton Blvd. Variances are needed for insufficient principal front-yard setback (from both streets) and rear-yard setback to the new deck. Variances are also needed for exceeding the 15% maximum permitted building coverage and the 25% maximum permitted total lot coverage. Existing nonconforming issues are lot area, lot depth, principal front-yard setbacks (from both streets) and rear-yard setback.

Applications for Review:**App.#22-0011: Anthony Wargo, 202 Springfield Ave., Block 803, Lot 1 (R-15 Zone)**

A new two-story addition and a covered front porch are proposed for this single-family dwelling on a corner lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setbacks on both Springfield Avenue and Briarwood Drive and for exceeding the 25% maximum permitted total lot coverage. Existing nonconforming issues are lot area, lot width, principal front-yard setback from both street fronts, shed location and "other" coverage.

CARRIED TO SEPTEMBER 22, 2022 WITH NO FURTHER NOTICE REQUIRED:**App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32**

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