

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

**AGENDA  
Regular Meeting  
August 8, 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. Coviello, Mr. Sylvester, and Mr. Ringwood

Mr. Warner, Board Attorney

**Roll Call:**

**Adoption of Resolutions:**

**App.#13-19 : Robert Scarzella, 66 Old Farm Road, Block 3001, Lot 95 (R-20 Zone)**

Proposed construction of a new portico approximately 7 ft. x 9 ft. at the front door entry. The applicant also seeks approval to remove two existing concrete sidewalks in the front yard and install a new sidewalk to the portico on this corner property. Relief is needed from Section 6.1.1B. because the existing house does not conform to the required front-yard setback of 50 ft., and the portico will encroach farther into the front-yard setback.

**App. #11-19: Matthew & Yuling Holden, 105 River Bend Rd., Bl. 1002, L. 95**

Proposed second-story addition over a portion of the existing first floor of this single-family dwelling. Relief is needed from Section 6.1.1B because the existing home's front-yard setback is nonconforming; therefore, the new second-story addition will also have an insufficient front-yard setback. (R-15 Zone)

**App. #14-19: Terrence & Louisa Grossman, 197 Gallinson Dr., Bl. 3902, L. 14**

Proposed one-story addition to the rear of an existing home for a master bedroom suite. The existing kitchen will be relocated, the dining room modified, the existing deck removed, and a new deck constructed. Relief is needed from Section 6.1.1B because allowed "Building Coverage" of 15% and "Total Lot Coverage" of 25% will be exceeded. Existing "Accessory Lot Coverage" exceeds the 10% allowed; the proposed "Accessory Lot Coverage" will decrease as a result of the project but still be over the 10% limitation.

**Adoption of Resolutions:**

**App.#15-19: James Buchanan, 167 Chaucer Drive, Block 1002, Lot 24 (R-15 Zone)**

Proposed installation of in-ground pool, pool surround, and patio in the rear yard. Relief is needed from Section 6.1.1B because existing "accessory" lot coverage is nonconforming (more than the 10% permitted) and will increase due to the project. Existing "total" lot coverage is also nonconforming and will increase as well. In addition, relief is also needed from Section 3.1.3 because a large portion of the applicant's fence is located on township property.

**App. #16-19: Anne Damiano, 282 Garfield Street, Block 209, Lot 5 (R-10 Zone)**

Proposed construction of a second-story addition over a portion of the first story to consist of additional living space in this single-family home. The lot is a through lot with frontage on improved Garfield Street and frontage on unimproved Grant Street. Relief is needed from Section 6.1.1B as the existing home does not meet the required 30 feet of combined side-yard setbacks, and the setback deviation will not change as a result of the project.

**New Applications for Review:**

**App.#17-19: Srinivas Balla, 279 Park Avenue, Block 507, Lot 10 (R-15 Zone)**

Construction of a portico (4' x 9') over the front door to be supported with two columns. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient principal front-yard setback. Nonconforming issues are lot area, lot width, lot depth and "other" coverage.

**App.#18-19 : Bruce & Lisa Kulback, 100 Killarney Dr., Bl. 3505, L. 29 (R-20 Zone)**

Proposed one-story principal addition (approx. 9'4" x 13'2") to the rear of the home in order to expand an existing kitchen. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the 15% maximum "building coverage" allowed. (Existing building coverage is nonconforming.) Existing nonconforming issues include lot area, lot depth, principal front-yard setback, and building coverage.

**New Applications for Review (continued):**

**App.#19-19: Church of the Little Flower, 290/310 Plainfield Avenue,  
Block 1301, Lots 21 & 26 (Open Land Zone & Library Redevelopment Zone)**

Proposed construction of a two-story addition to existing church which will increase the seating capacity from 240 to 433 seats. A portion of the existing church will be maintained and renovated. The adjoining lot, Lot 26, will be merged with the church lot, Lot 21. Site improvements include an expanded parking area (187 spaces) and improved circulation with a dedicated pick-up/drop-off area.

**Adjournment:**

Connie Valenti, Secretary