

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

**AGENDA
Public Meeting
August 24, 2023 @ 7:30 PM**

- *Meeting will be held IN-PERSON and livestreamed via Zoom.*
- *To participate in the meeting, in-person attendance at Town Hall is required.*
- *To view the meeting via Zoom, use the link: <https://zoom.us/j/3575747364>*
- *If you need to enter a meeting ID, it is 357-574-7364*
- *If you need to enter a Passcode or Password, it is 360071*

Adequate Meeting Notice: This meeting is being held in conformance with all regulations of the Open Public Meetings Act. Adequate notice of this meeting has been posted on the Township website and sent to the newspaper of record. The Agenda has been posted on the Township website and bulletin board at the Municipal Building 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.

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**.

Oath of Public Officers – Newly Appointed Member

Brian Deegan – Alternate No. 2 – unexpired term to end 12/31/2023

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

Roll Call:

Adoption of Minutes:

July 27, 2023 Regular Meeting

Adoption of Resolutions:

App.#23-0005: James & Clara Tome, 76 Old Cannon Rd., Bl. 2303, L. 34

Proposed portico over the front door, replacement of existing front sidewalk from the new portico to the driveway. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for insufficient front-yard setback and for exceeding the maximum permitted Other Coverage of 10% and Total Lot Coverage of 25%. Existing nonconforming issues are lot depth, Other Coverage, and Total Lot Coverage. (R-15 Zone)

App.#23-0006: Cory Bussey, 880 Mountain Ave., Block 3001, Lot 14 (R-20 Zone)

Proposed installation of a 685-sq. ft. patio. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the 10% maximum permitted “other” coverage. The existing “other” coverage percentage is nonconforming.

App.#23-0007: Yakov Weiss, 48 Baker Ave., Block 903, Lot 5 (R-15 Zone)

Proposed construction of a second story addition. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for insufficient front yard setback to the new second story addition. Existing nonconforming issues are lot area, lot width, lot depth, principal front yard setback, combined side yard setbacks, building, other, and total lot coverage percentages.

Application for Review:

App.#23-0008: 106 Summit Avenue, LLC, 143 Summit Ave., Block 212, Lot 1

Applicant is requesting the issuance of a certificate certifying that the existing two-family home operated as a two-family home before the adoption of the ordinance which allows only single-family homes in the R-10 Zone. Additionally, Lot 1 and the adjacent lot (Block 212, Lot 1.01) are subject to Section 3.1.5 of the zoning ordinance which would require that the two lots be considered as a single lot. This is because the two adjoining lots are under the same ownership and do not conform to the minimum area requirements for Zone R-10. (R-10 Zone)

Adjournment