

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

**AGENDA
Virtual Online Public Meeting
September 24, 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. Nappi, Mr. Delia, Mr. Coviello,
Mr. Sylvester, Mr. Ringwood, and Mr. Pereda

Mr. Warner, Board Attorney / Mr. Hughes, Township Planner
Mr. Solfaro, Township Engineer

Roll Call:

Adoption of Minutes:

August 27, 2020

Adoption of Resolutions:

App. #14-20: Richard Jurgens, 146 Chaucer Drive, Block 1001, Lot 12 (R-15 Zone)

Proposed construction of a covered front porch (approx. 19 ft. x 7 ft.) on an existing single-family dwelling. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the new porch will encroach into the required front-yard setback. Nonconforming issues are lot area, lot width, and shed location.

App. #16-20: Yelena Lyudmilova, 64 Rutgers Ave., Block 1107, Lot 3 (R-15 Zone)

Proposed construction of a deck at the rear of the house (approx. 20 ft. x 16 ft. x 10 ft. high) with stairs to grade level. Relief is needed from Section 3.1.8 "Decks" as the proposed deck would have an insufficient rear yard setback (24 ft. from the rear property line) and would not conform to height limitations. Existing, nonconforming issues are lot area, lot width, lot depth, principal front and rear yard setbacks, and building coverage.

App. #15-20: Tammy Karelus, 14 Pine Grove Road, Block 2201, Lot 2 (R-15 Zone)

Proposed above ground pool (15 ft. x 30 ft. x 54" high) in the rear yard. A slotted deck (25 ft. x 15 ft.) will be attached to the pool surround. Variances are needed for exceeding the 10% "other" coverage percentage allowed and for exceeding the permitted above ground pool height of 48". Existing nonconforming issues are lot area, lot width, principal front, side, and combined side-yard setbacks.

**App. #13-20: Ciraco Construction, 124 & 126 Washington Street,
Block 105, Lots 13 & 13.01 (R-10 Zone)**

The applicant is appealing the Zoning Officer's decision which denied the application to construct a one-family house on each lot.

Applications for Review:

Please Note:

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**.

App.#20-20: Edward & Christine Sorge, 5 Wilson Drive, Block 1815, Lot 1

Proposed one-story addition to a single-family home. The existing home – located on a corner lot with frontage on Wilson Drive and Snyder Avenue – is nonconforming because it is set back less than the required 50 ft. from both Wilson Drive and Snyder Avenue. (The existing setbacks are approximately 40.6 ft. and 41.8 ft., respectively.) A variance is needed because the addition would have a proposed front-yard setback of approximately 39.9 ft. from Snyder Avenue. (R-15 Zone)

App.#17-20: 391 Springfield Avenue, LLC, 389-391 Springfield Ave, Block 208, Lot 20

By resolution memorialized on February 19, 2020, the Planning Board approved the conversion of the 2nd and 3rd floor commercial office space in this existing building into a total of 8 residential apartments, a permitted use. The applicant is now seeking approval to convert the 1st floor space into 3 residential apartments – all affordable housing units – which would require a use variance, as residential units are not permitted on the first floor in the DD-Zone. The applicant is also requesting approval to construct an addition over the existing parking deck for an additional 8 residential units. The increase in units (to a total of 19 units) exceeds the density limits for the zone and triggers a D-5 Density variance. (DD-Zone)

Adjournment:

Connie Valenti, Secretary