

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

**AGENDA
Public Meeting
September 28, 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**.

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

Roll Call:

Adoption of Minutes:

August 24, 2023

Adoption of Resolution:

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.

Application for Review:

CARRIED FROM JUNE 22, 2023 WITH NO FURTHER NOTICE REQUIRED:

App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32 (current location of Westminster Presbyterian Church)

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