

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

**AGENDA
Virtual Online Public Meeting
October 22, 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

Roll Call:

Adoption of Minutes:

September 24, 2020

Adoption of Resolution:

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)

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.#22-20: Walter T. & Kathleen A. Butler, 163 Gallinson Dr., Block 3902, Lot 18

Proposed construction of a 488-sq. ft. expansion of an existing 133-sq. ft. deck with stairs to grade and a proposed chairlift located adjacent to the deck stairs. Relief is needed from Section 3.1.8 “Decks” as the deck location, size, and height do not conform to the ordinance. Existing nonconforming issues are lot area, lot depth, principal side and rear-yard setbacks, existing deck height, driveway location, and “other” and “total” lot coverage percentages. (R-20 Zone)

App.#21-20: Tracy & Kenneth Curran, 81 Cedar Green Lane, Block 2801, Lot 52

Proposed expansion of an existing concrete patio and construction of a 42” high masonry wall around a gas fire pit. Relief is needed from Section 6.1.1B. “Schedule of General Regulations” for not conforming to accessory side yard setback requirements and exceeding the 10% maximum permitted “other” coverage percentage. Existing nonconforming issues are “other” lot coverage and the location of the concrete patio. (R-20 Zone)

App.#19-20: Matthew & Tammy Sanders, 51 Holly Glen Lane N., Block 3502, Lot 6

Proposed in-ground pool with pool surround. Variances are needed for exceeding the 10% maximum permitted “other” lot coverage as well as the 25% maximum permitted “total” lot coverage. Nonconforming issues are lot area and principal front-yard setback. (R-20 Zone)

App.#23-20: Bret & Carolyn Sayre, 53 Orion Road, Block 3401, Lot 6 (R-20 Zone)

Proposed in-ground pool with surrounding concrete patio. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the maximum permitted “other” lot coverage and “total” lot coverage percentages. Existing nonconforming issues are shed location and “other” lot coverage.

App.#18-20: Ciraco Construction, 243 Lincoln Street, Block 205, Lot 9 (R-10 Zone)

Proposed construction of a new, single-family dwelling on this vacant property. Relief is needed from Section 6.1.1B. “Schedule of General Regulations” for insufficient rear-yard setback and combined side-yard setbacks. (The ordinance requires a 30 ft. rear-yard setback and combined side-yard setbacks totaling 30 ft.) Variances are also needed for exceeding the maximum 30% building coverage allowed, the maximum 10% “other” lot coverage allowed and the maximum 30% total lot coverage allowed.

Adjournment:

Connie Valenti, Secretary