

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

**AGENDA
Regular Meeting
October 24, 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.#20-19: Karl & Rebekah Strombom, 54 Pine Grove Rd., Bl. 2201, L. 8

Proposed principal addition over new basement to the rear, new covered front porch, new deck and walkway. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed covered front porch would encroach into the required 50 ft. setback. (The existing front-yard setback is also nonconforming.) (R-15 Zone)

App.#23-19: Rominnella Associates, LLC, 32 Liberty Ave., Bl. 1805, L. 4

Proposed demolition of an existing home and construction of a new single-family dwelling on this corner lot with frontage on improved Liberty Avenue and unimproved Burgmiller Avenue. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient front-yard setbacks on Liberty and Burgmiller Avenues as well as insufficient rear-yard setback. In addition, a variance is needed for the proposed deck which would not conform to the requirements of Section 3.1.8 "Decks." Nonconforming issues are lot area and lot depth. (R-15 Zone)

App.#10-19: Susan & Peter Pangis, 144 Rutgers Ave., Bl. 1705, L. 2 (R-15 Zone)

Proposed installation of an in-ground pool with waterfall and patio surrounding the pool. The applicant is also seeking approval for a sports court. The lot is a "through lot" and fronts on Rutgers and Princeton Avenues. Variances are needed for exceeding the 10% "other coverage" and 25% "total" lot coverage permitted and for the location of the proposed sports court.

Applications for Review:

CARRIED TO NOVEMBER 14, 2019 (with no further notice required):

App.#25-19: Theresa & Edward Logan, 173 Chaucer Dr., Bl. 1002, L. 23

Proposed construction project consisting of a second story over a portion of the first story and a shed type structure attached to the rear of home. The project also includes a covered front portico, new deck, new patio, driveway expansion, new sidewalks, relocation of the AC unit, installation of back-up generator, and interior renovations. Variances needed for 1) insufficient front yard setback, 2) insufficient combined side yards, 3) exceeding the maximum "other" coverage allowed; and 4) exceeding the maximum "total" lot coverage allowed. Existing nonconforming issues are lot area, lot width, side-yard setback, combined side yards, existing "other" coverage and driveway too close to the property line. (R-15 Zone)

App.#24-19: Ciraco Construction, 246 Washington St., Bl. 205, L. 14 (R-10 Zone)

Proposed construction of a new single family dwelling in place of an existing single-family home to be removed. Variances are needed for 1) insufficient rear yard setback; 2) insufficient "combined" side yards; 3) exceeding the maximum building coverage allowed; and 4) exceeding the total lot coverage allowed. Nonconforming issues are lot area and lot width.

App.#3-19: Jefferson Freyre, 105 Briarwood Dr. East, Bl. 1404, L. 19 (R-15 Zone)

Proposed project to consist of a covered front porch with new and reconfigured sidewalk, new one-story addition in place of existing covered porch (side yard) and new second-story addition (rear) over a portion of the first story. Variances are needed for insufficient front-yard setback and for exceeding all of the maximum coverage limits allowed. Nonconforming issues are lot area, lot width, principal front-yard setback, "other" and "total" lot coverage, shed setback location and driveway location.

App.#22-19 Angad Fuel, LLC, 713 Plainfield Ave., Bl. 3102, L. 33 (R-20 Zone)

Proposed renovation and expansion of an existing gasoline service station which is located in a residential zone. The gas station is considered a prior nonconforming use.

Discussion:

Proposed 2018 Annual Report ("Report and Recommendations of the Zoning Board of Adjustment for the Period January 1, 2018 – December 31, 2018")

Adjournment:

Connie Valenti, Secretary