

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

**AGENDA
Regular Meeting
November 14, 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.#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.

Applications for Review:

App.#29-19: Stephen Moro, 146 River Bend Road, Block 1005, Lot 13 (R-15 Zone)

Proposed two-story principal addition. An existing covered patio would be removed and a new deck constructed with a concrete walkway connecting it to the driveway. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for exceeding the building coverage, "other" coverage, and total lot coverage limits. All three existing coverage ratios are nonconforming. Other nonconforming issues are lot area, lot width, lot depth, and principal front yard setback.

CARRIED FROM OCTOBER 24, 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.#26-19: Joseph & Josie Mullaly, 34 Washington Ave., Block 1801, Lot 4

Proposed principal addition to a single family dwelling consisting of a two-car garage with deck platform above, an enclosed covered shower, exterior stairs, concrete walkways and new curbed asphalt driveway. The lot fronts two improved streets and one unimproved street (Bolton Blvd.). Relief is needed from a) Section 6.1.1B "Schedule of General Regulations" for insufficient front yard setback from Washington Ave. and Bolton Blvd., and b) Section 3.1.8 "Decks" for not complying with deck height and setback requirements. Nonconforming issues are principal front yard setback from Washington Avenue and principal side yard setback. (R-15 Zone)

App.#27-19: John & Eleanor Mahoney, 64 Sycamore Ave., Block 2302, Lot 10

Proposed two-story addition to the rear of the home, new covered front porch, and new two level paver patio. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient "combined" side yard setbacks, insufficient front yard setback and for exceeding the maximum "other" coverage allowed by ordinance. Nonconforming issues are lot area, lot width, existing side setback and combined side setbacks. (R-15 Zone)

Applications for Review (continued):

App.#28-19: Profita Development 25 Wilson LLC, 144 Fairview Ave., Bl. 905, Lot 1

Proposed demolition of an existing home and construction of a new single family dwelling on a corner lot with frontages on Fickler Place and Fairview Avenue. Relief is needed from Section 6.1.1B "Schedule of General Regulations," as the Fickler Place frontage would not meet the minimum required front yard setback. The ordinance requires a 50 ft. principal front yard setback along both street fronts. (R-15 Zone)

Connie Valenti, Secretary