

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

**AGENDA
Public Meeting
June 22, 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, Mr. Sincaglia, and Ms. West-Augustin

Roll Call:

Adoption of Minutes:

May 25, 2023 Regular Meeting

Adoption of Resolution:

App#23-0003: Matt & Caitlin Anderson, 40 Greenbrook Rd., Bl. 2901, L. 1.85

Proposed renovation project to consist of a dormer addition to the front, removal of the existing, nonconforming detached garage, construction of a new attached garage, and two-story addition to the rear with new covered porch. Relief is needed from Section 6.1.1B for insufficient side and rear-yard setbacks and for exceeding the 15% maximum permitted building coverage, 10% other coverage, and 25% total lot coverage percentages. (R-20 Zone)

Application for Review:

**CARRIED FROM MARCH 23, 2023 WITH NO FURTHER NOTICE REQUIRED
EXCEPT FOR CERTAIN NOTICES NOT PREVIOUSLY MAILED:**

**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