

MINUTES

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Reorganization Meeting

January 6, 2022

The Reorganization Meeting of the Board of Adjustment was called to order at 7:30 PM via Zoom virtual meeting service.

It was confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted on the Township website. 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 significantly past 10:30 PM.

Oath of Public Officers – Newly Appointed Members

The oath of office was administered to the following members by Steven Warner, Esq. prior to the start of the meeting.

Robert Delia – 4-year term to end 12/31/2025

Robert Pereda – 4-year term to end 12/31/2025

Roll Call:

Members present were Mr. Sullivan, Mr. Nappi, Mr. Delia, Mr. Coviello, Mr. Sylvester, Mr. Ringwood and Mr. Pereda.

Reorganization

Regina Giardina was elected as Temporary Chair.

Election of Board Chairman

Mr. Sullivan was nominated to serve as Board Chairman on the motion of Mr. Coviello, seconded by Mr. Ringwood. There were no other nominations and Mr. Sullivan was elected Board Chairman by roll call vote 7-0.

Election of Board Vice Chairman

Mr. Coviello was nominated to serve as Board Vice Chairman on the motion of Mr. Sylvester, seconded by Mr. Pereda. There were no other nominations and Mr. Coviello was elected Board Vice Chairman by roll call vote 7-0.

Designation and Adoption of Resolutions

The following designations were made and the resolutions memorializing those designations were adopted as a “package” on the motion of Mr. Ringwood, seconded by Mr. Delia and carried by unanimous roll call vote 7-0.

2022 Meeting Dates

Official Newspapers – The Courier News and the Star Ledger

Secretarial Services – Regina Giardina

Board Secretary – Connie Valenti

Escrow Official – Connie Valenti

Bylaws

Steven Warner of the firm of Ventura, Miesowitz, Keough & Warner, P.C. was designated as Board Attorney, and the Resolution memorializing the same was adopted, on the motion of Mr. Ringwood, seconded by Mr. Delia, and carried by unanimous roll call vote 7-0.

Adoption of Minutes:

November 11, 2021

A motion was made by Mr. Pereda, seconded by Mr. Sylvester, and carried 6-0 (Abstain-Mr. Ringwood) to adopt the minutes of the November 11, 2021 Regular Meeting as presented.

Adoption of Resolutions:

App. #19-21: Jean Looney, 42 Club Drive, Block 3905, Lot 5 (R-20 Zone)

Proposed installation of an in-ground pool, pool surround patio, and pool enclosure fence. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the 10% maximum “other” and 25% maximum “total” lot coverage percentages allowed. Existing nonconforming items are lot area, other coverage, driveway location, lot width, and shed location.

A motion was made by Mr. Delia, seconded by Mr. Nappi, to adopt the above Resolution. The roll call vote was 6-0 with Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Sylvester and Mr. Pereda voting in favor.

App.#21-21: New Cingular Wireless PCS, LLC (“AT&T”), 175 Watchung Blvd. (Governor Livingston High School), Block 4903, Lot 36 (OL-Zone)

Proposed placement of antennas and equipment in the existing telecommunications facility at 175 Watchung Boulevard.

A motion was made by Mr. Coviello, seconded by Mr. Sylvester, to adopt the above Resolution. The roll call vote was 6-0 with Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Sylvester and Mr. Pereda voting in favor.

Request for Extension of Approval:

App.#26-19: Joseph & Josie Mullaly, 34 Washington Ave., Block 1801, Lot 4

Proposed principal addition 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. (R-15)

A motion was made by Mr. Coviello, seconded by Mr. Ringwood, with respect to App.# 26-19: Joseph & Josie Mullaly, 34 Washington Ave., Block 1801, Lot 4, to approve the extension of the approval of the application, and to adopt the Resolution memorializing the same. The roll call vote was 7-0 with Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood, Mr. Sylvester and Mr. Pereda voting in favor and none opposed.

Open to Public

The hearing was opened to the public.

Joseph Mullaly thanked the Board for their consideration of the extension of the approval of his application.

Proclamation: Dave Siburn, Board of Adjustment Member from 2010 – 2021

Mayor Angie Devanney joined the meeting and read the Proclamation recognizing Dave Siburn for his contributions and service to Berkeley Heights.

Mr. Sullivan, Mr. Nappi, Mr. Delia, Mr. Coviello, Mr. Sylvester, Mr. Ringwood, Mr. Pereda, Mr. Warner, Mrs. Valenti and Mrs. Giardina congratulated Mr. Siburn and expressed their appreciation for his and his wife's service to the community and best wishes for their retirement.

Open to Public

The hearing was opened to the public. There were no members of the public who had comments or questions.

Adjournment:

A motion was made by Mr. Sylvester, seconded by Mr. Pereda, to adjourn the meeting. The voice vote was unanimous, and the meeting was adjourned at 8:05 PM.

Regina Giardina, Secretary Pro Tem