

MINUTES

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting;
Reorganization Meeting

January 9, 2020

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.

- Mr. Michael Coviello – 4-year term to end 12/31/2023
- Mr. Robert Pereda – Alternate No. 2 – 2-year term to end 12/31/2021

The Reorganization Meeting of the Board of Adjustment was called to order at 7:35 PM by Steven Warner, Esq., in the Public Meeting Room.

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 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 significantly past 10:30 PM.

Roll Call:

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

Reorganization:

Connie Valenti was elected as Temporary Chair. Mr. Sullivan was nominated to serve as Board Chairman on the motion of Mr. Sylvester, seconded by Mr. Boyer. There were no other nominations and Mr. Sullivan was elected Board Chairman by roll call vote 7-0.

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

Designation of and Adoption of Resolutions:

Steven K. Warner, Esq., of Ventura, Miesowitz, Keough & Warner, P.C. was appointed as Board Attorney for 2020, and the Resolution memorializing the same was adopted by roll call vote 6 – 0 with Mr. Sullivan, Mr. Siburn, Mr. Boyer, Mr. Delia, Mr. Sylvester, and Mr. Ringwood voting in favor and none opposed.

The Resolution memorializing the appointment of Ray Sullivan as Board Chairman was adopted by roll call vote 7 – 0 with Mr. Siburn, Mr. Boyer, Mr. Delia, Mr. Sylvester, Mr. Ringwood, Mr. Coviello, and Mr. Pereda voting in favor and none opposed.

The Resolution memorializing the appointment of Dave Siburn as Board Vice Chairman was adopted by roll call vote 7 – 0 with Mr. Siburn, Mr. Boyer, Mr. Delia, Mr. Sylvester, Mr. Ringwood, Mr. Coviello, and Mr. Pereda voting in favor and none opposed.

The following designations were made, and the six resolutions memorializing those designations were adopted as a “package” on the motion of Mr. Boyer, seconded by Mr. Siburn, and carried by unanimous roll call vote 7 – 0:

- 1) The 2020 Meeting Dates
- 2) The firm of Schulman, Wiegmann & Associates as Court Reporter
- 3) The Courier News and the Star Ledger as Official Newspapers
- 4) Connie Valenti as Board Secretary
- 5) Regina Giardina to provide Secretarial Services
- 6) Connie Valenti as Escrow Official
- 7) Bylaws

Adoption of Revised Resolution:

Revision to Resolution - Case No. 29-19 Stephen Moro, 146 River Bend Road, Block 1005, Lot 13 -- which was adopted by the Board on December 12, 2019

Mr. Sullivan explained the revision to the resolution for 146 River Bend Road was needed because the deck had been included as impervious coverage in the original resolution and should not have been. The revised calculations resulted in reducing the “other” and “total” lot coverage numbers. Mr. Coviello provided the details as to how that error occurred.

A motion was made by Mr. Siburn, seconded by Mr. Coviello, to adopt the revised resolution described above. The roll call vote was 5-0 with Mr. Sullivan, Mr. Siburn, Mr. Coviello, Mr. Sylvester, and Mr. Ringwood voting in favor and none opposed.

Adoption of Resolution:

App. #30-19: 109 Green Street, LLC, 411 Emerson Lane, Block 2702, Lot 7
Proposed two-story addition to an existing single-family home. The project will include a covered front porch and a detached, two-car garage. This property was subject to minor subdivision approval through Planning Board resolution App. #M-1-05. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for insufficient combined side yards. (The existing front yard, one side yard, and combined side yards are nonconforming. Lot width is also nonconforming.) The proposed garage would also fail to meet the combined side yard setback requirement. (R-20)

A motion was made by Mr. Coviello, seconded by Mr. Delia, to adopt the above resolution. The roll call vote was 6 – 0 with Mr. Sullivan, Mr. Siburn, Mr. Coviello, Mr. Sylvester, Mr. Boyer, and Mr. Delia voting in favor and none opposed.

Open to Public:

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

Mr. Sullivan welcomed the new Board Member, Mr. Pereda, to the Board. Mr. Pereda explained his interest in joining the Board of Adjustment.

Adjournment:

A motion was made by Mr. Siburn, seconded by Mr. Sylvester, to adjourn the meeting. The voice vote was unanimous and the meeting was adjourned at 8:20 PM.

Connie Valenti
Board Secretary